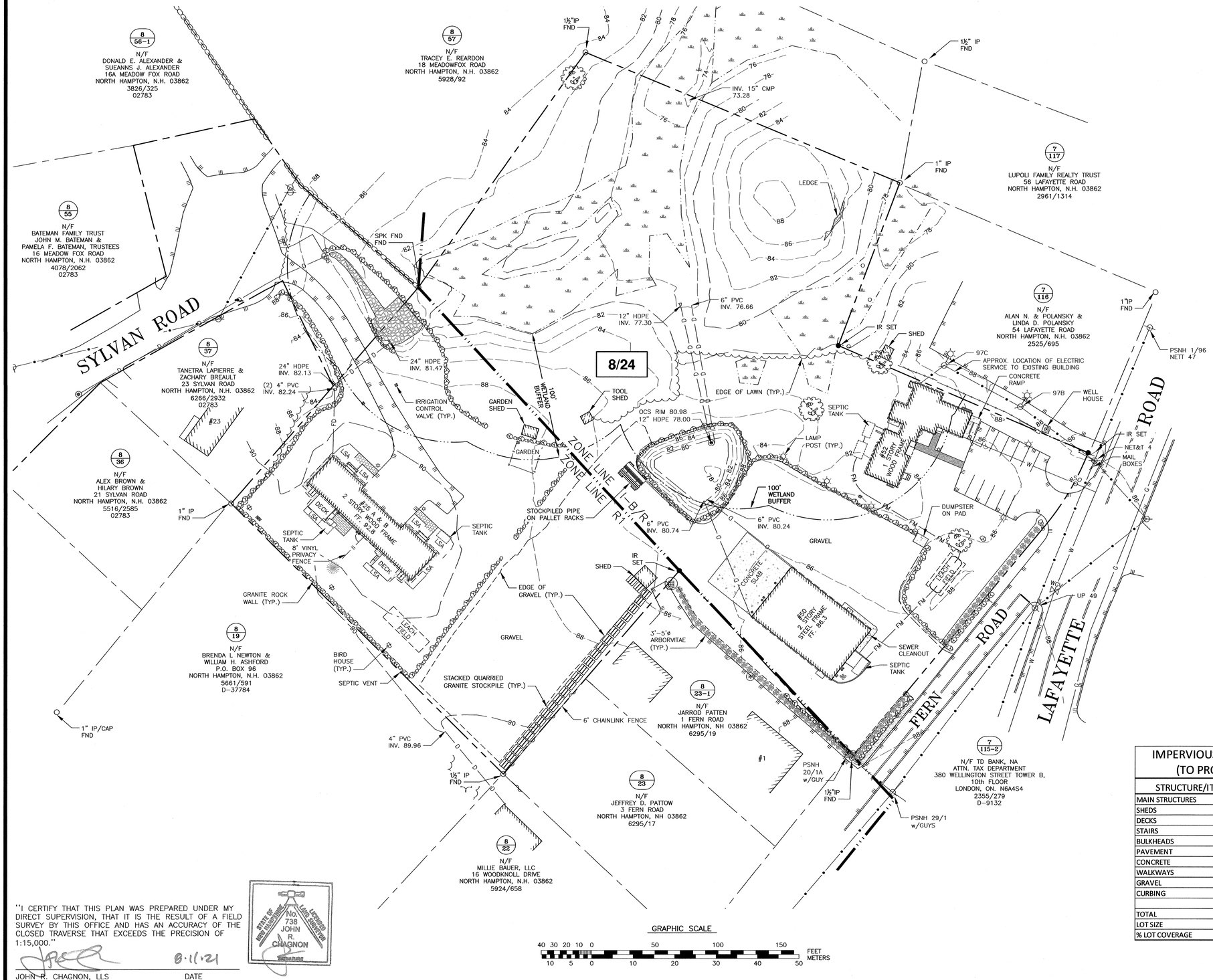
Bunny & I took a walk 9/3/21
Met up w/ Greg Bauer
long meeting on site - I'm done
he will take care of her - gave his word



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)	
STRUCTURE/ITEM	AREA (S.F.)
MAIN STRUCTURES	9,663
SHEDS	320
DECKS	494
STAIRS	174
BULKHEADS	56
PAVEMENT	8,067
CONCRETE	2,569
WALKWAYS	725
GRAVEL	44,281
CURBING	33
TOTAL	66,382
LOT SIZE	206,529
% LOT COVERAGE	32.1%

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

8.11.21

JOHN R. CHAGNON, LLS — DATE

STATE OF NEW HAMPSHIRE — No. 738 JOHN R. CHAGNON — LAND SURVEYOR — SIGNATURE

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE NORTH HAMPTON ASSESSOR'S MAP 8 AS LOT 24.

2) OWNERS OF RECORD:
MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862
5625/2110

3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0430F, EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
206,529 S.F.
4.7412 AC.

5) PARCEL IS LOCATED IN THE R-1 HIGH DENSITY DISTRICT & I-B/R INDUSTRIAL-BUSINESS/RESIDENTIAL DISTRICTS.

6) DIMENSIONAL REQUIREMENTS:

R-1 DISTRICT:	
MIN. LOT AREA:	87,120 S.F.
FRONTAGE:	175 FEET
SETBACKS:	FRONT 30 FEET
	SIDE 25 FEET
	REAR 25 FEET
I-B/R DISTRICT:	
MIN. LOT AREA:	87,120 S.F.
FRONTAGE:	250 FEET
SETBACKS:	FRONT 50 FEET
	SIDE 35 FEET
	REAR 35 FEET
WORKFORCE HOUSING:	
MIN. LOT AREA:	87,120 S.F.
FRONTAGE:	100 FEET
SETBACKS:	FRONT 15 FEET
	SIDE 15 FEET
	REAR 15 FEET

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 8 LOT 24.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

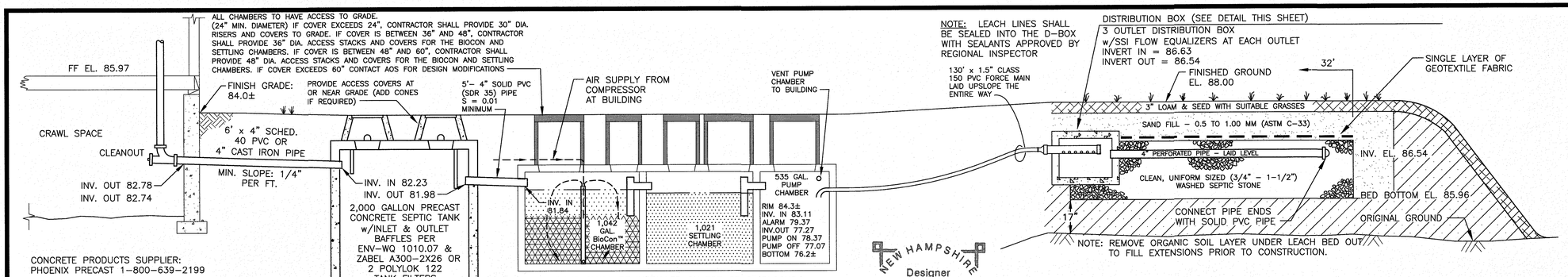
NO.	DESCRIPTION	DATE
1	UPDATE	8/11/21
0	ISSUED FOR COMMENT	6/1/21
	REVISIONS	

SCALE: 1" = 40' — MAY 2021

EXISTING CONDITIONS PLAN — C1

FB 274 PG 59 — 2371

J:\JOBS\2021\2371\LDP\2371LDP1 Site Plan\Plans & Sheets\Sht2371 Existing Conditions 2021Aug SITE.tkn


ALL CHAMBERS TO HAVE ACCESS TO GRADE. (24" MIN. DIAMETER) IF COVER EXCEEDS 24", CONTRACTOR SHALL PROVIDE 30" DIA. RISERS AND COVERS TO GRADE. IF COVER IS BETWEEN 36" AND 48", CONTRACTOR SHALL PROVIDE 36" DIA. ACCESS STACKS AND COVERS FOR THE BIOCON AND SETTLING CHAMBERS. IF COVER IS BETWEEN 48" AND 60", CONTRACTOR SHALL PROVIDE 48" DIA. ACCESS STACKS AND COVERS FOR THE BIOCON AND SETTLING CHAMBERS. IF COVER EXCEEDS 60" CONTACT AOS FOR DESIGN MODIFICATIONS
FF EL. 85.97
FINISH GRADE: 84.0±
PROVIDE ACCESS COVERS AT OR NEAR GRADE (ADD CONES IF REQUIRED)
5'– 4" SOLID PVC (SDR 35) PIPE S = 0.01 MINIMUM
AIR SUPPLY FROM COMPRESSOR AT BUILDING
VENT PUMP CHAMBER TO BUILDING
CRAWL SPACE
CLEANOUT
6' x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE
MIN. SLOPE: 1/4" PER FT.
INV. OUT 82.78
INV. OUT 82.74
INV. IN 82.23
INV. OUT 81.98
2,000 GALLON PRECAST CONCRETE SEPTIC TANK w/INLET & OUTLET BAFFLES PER ENV–WQ 1010.07 & ZABEL A300–2X26 OR 2 POLYLOK 122 TANK FILTERS
INV. IN 81.84
1,042 GAL. BioCon™ CHAMBER
1,021 SETTLING CHAMBER
535 GAL. PUMP CHAMBER
RIM 84.3±
INV. IN 83.11
ALARM 79.37
INV.OUT 77.27
PUMP ON 78.37
PUMP OFF 77.07
BOTTOM 76.2±
PUMP SHALL BE INSTALLED ON TOP OF 8" BLOCKS.

CONCRETE PRODUCTS SUPPLIER:
PHOENIX PRECAST 1–800–639–2199

"THE CLEAN SOLUTION" TREATMENT SYSTEM SUPPLIER:
ADVANCED ONSITE SOLUTIONS, LLC, CANTERBURY, N.H.
603–783–8042

SINGLE HOME "CLEAN SOLUTION" SYSTEM MODEL RC–SAN1000–APC, AS SUPPLIED, INSTALLED AND SERVICED BY ADVANCED ONSITE SOLUTIONS, LLC, CANTERBURY, N.H. 603–783–8042

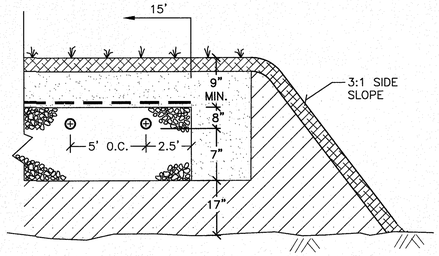
COLLECTION SYSTEM PROFILE

NTS

NOTE: LEACH LINES SHALL BE SEALED INTO THE D–BOX WITH SEALANTS APPROVED BY REGIONAL INSPECTOR
130' x 1.5" CLASS 150 PVC FORCE MAIN LAID UPSLOPE THE ENTIRE WAY
DISTRIBUTION BOX (SEE DETAIL THIS SHEET)
3 OUTLET DISTRIBUTION BOX
w/SSI FLOW EQUALIZERS AT EACH OUTLET
INVERT IN = 86.63
INVERT OUT = 86.54
32'
FINISHED GROUND EL. 88.00
SINGLE LAYER OF GEOTEXTILE FABRIC
3" LOAM & SEED WITH SUITABLE GRASSES
SAND FILL – 0.5 TO 1.00 MM (ASTM C–33)
4" PERFORATED PIPE – LAID LEVEL
INV. EL. 86.54
CLEAN, UNIFORM SIZED (3/4" – 1–1/2") WASHED SEPTIC STONE
BED BOTTOM EL. 85.96
CONNECT PIPE ENDS WITH SOLID PVC PIPE
ORIGINAL GROUND
17"
NOTE: REMOVE ORGANIC SOIL LAYER UNDER LEACH BED OUT TO FILL EXTENSIONS PRIOR TO CONSTRUCTION.

LEACH FIELD PROFILE

NTS



LEACH FIELD SECTION

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
* * *
John R. Chagnon
No. 785
Department of Environmental Services

AMENDED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 4/29/2016
#eCA2015061023-A

LEGEND:

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
TP	TEST PIT
PT	PERC TEST
ST	SEPTIC TANK
FF	FINISH FLOOR
INV.	INVERT
MIN.	MINIMUM
FD	FOUNDATION DRAIN

MINIMUM DISTANCES:
(UNLESS OTHERWISE GOVERNED BY LOCAL CODE)

SURFACE WATER TO:
TANK 75' – FIELD 75'
PRIVATE WELL TO:
TANK 75' – FIELD 75'
PRESSURE WATER LINE TO:
TANK 10' – FIELD 25'
SUCTION WATER LINE TO:
TANK 50' – FIELD 50'
PROPERTY LINE TO:
TANK 10' – FIELD 10'

DESIGN INTENT:
THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 4' ABOVE SEASONAL HIGH WATER TABLE & 4' ABOVE LEDGE OR ANY IMPERMEABLE SUBSTRATUM BY CONSTRUCTING THE LEACH BED BOTTOM AT ELEVATION 85.96 WHICH IS 17" ABOVE EXISTING GROUND AT THE HIGHEST POINT. (HP) 84.54

HYDRAULIC CALCULATIONS:
PROPOSED FLOW: 1,020 GPD
FLOW PER DOSE: 1,020/6 = 170 GALLONS PER DOSE
REQUIRED STORAGE WITH PUMP CHAMBER: 1.3'
HEAD LOSS CALCULATION:
STATIC HEAD + FRICTION HEAD
(86.6 – 77.1) + (1.30 x 7.6) = 19.4'
USE BARNES SP50 EFFLUENT PUMP
PUMP RUN TIME AT TDH = 170 GAL./42 GPM = 4 MINUTES
CONTRACTOR SHALL PROVIDE THE EFFLUENT PUMP AND ALL CONTROLS TO MEET SITE CONDITIONS.

TEST PIT #4

Date:	1/14/15
Logged by:	Alan Marshall D#194
Witnessed by:	Michael Cuomo
ESHWT:	32"
Observed H_2O:	None
Restrictive layer:	None
REFUSAL:	None
Percolation rate:	4 min./inch
Roots:	None

DEPTH	DESCRIPTION (Existing ground Elev. 83.61)
0" – 32"	10YR 5/4 Yellowish brown gravelly sand, loose, single grained (fill)
32" – 42"	2.5Y 2.5/1 Black fine sandy loam, Granular, friable/redox features
42" – 58"	5Y 5/2 Olive gray fine sand, friable,

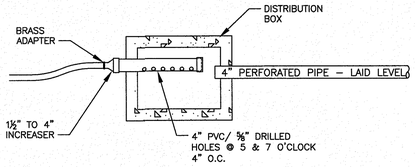
TEST PIT #5

Date:	1/14/15
Logged by:	Alan Marshall D#194
Witnessed by:	Michael Cuomo
ESHWT:	31"
Observed H_2O:	58"
Restrictive layer:	None
REFUSAL:	None
Percolation rate:	4 min./inch
Roots:	None

DEPTH	DESCRIPTION (Existing ground Elev. 84.78)
0" – 12"	10YR 4/2 Dark grayish brown gravelly fine sandy fill, friable
12" – 16"	10YR 2/1 Black loose fine sand, friable, granular
16" – 31"	10YR 5/6 yellowish brown loose fine sand, friable, granular
31" – 66"	2.5Y 6/4 Light yellowish brown fine sand, loose/redox features

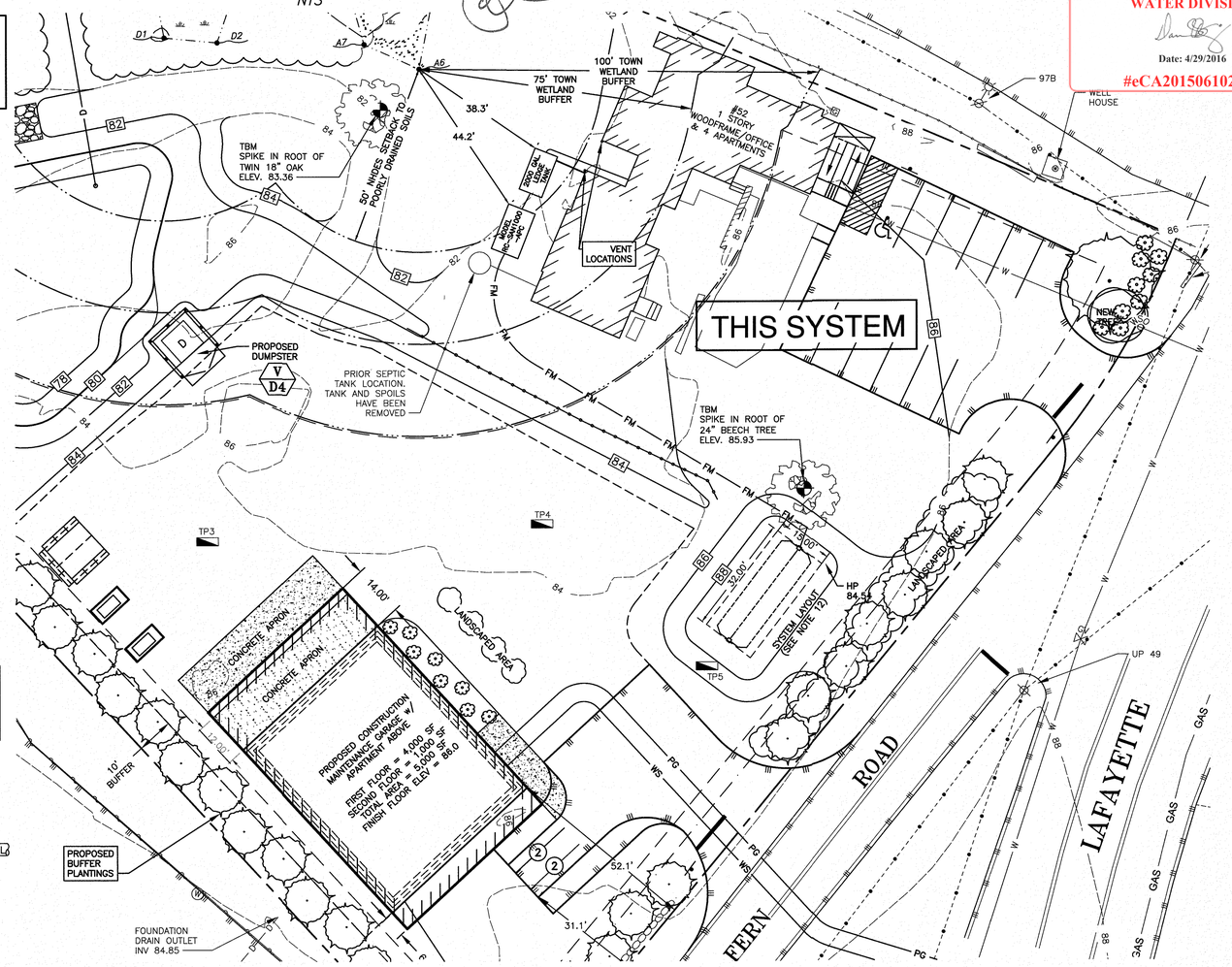
NOTE:
1) THIS PLAN IS FOR A "CLEAN SOLUTION" ALTERNATIVE SEPTIC SYSTEM BY ADVANCED ONSITE SOLUTIONS, LLC. INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MANUFACTURES GUIDELINES. CALL 978–448–2415 FOR MORE INFORMATION.

WAIVERS REQUESTED:
Env–Wq 1008.03, TABLE 1008–2, SEPTIC TANK SETBACK TO POORLY DRAINED SOILS. 50' IS REQUIRED, 38.3' AND 44.2' ARE PROVIDED.



DISTRIBUTION BOX DETAIL
NTS

Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the "Corps of Engineers Wetland Delineation Manual, Technical Report Y–87–1", January 1987. The hydric soil component was determined by using the "Field Indicators for Identifying Hydric Soils in New England, Version 2", July 1998.



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

NOTES:
NTS

1) PROPOSED FLOW: 3–1 BEDROOM APARTMENTS: 675 GPD
1–2 BEDROOM APARTMENT; 300 GPD
1 300 S.F. RETAIL 45 GPD
TOTAL : 1,020 GPD
NOTE: TOTAL FLOW ALLOWABLE TO LEACH FIELD IS 1,620 GPD. SYSTEM SIZED FOR FUTURE MAINTENANCE GARAGE WITH APARTMENT.
2) PROPOSED FIELD SIZE: AT 4 MINUTE PERC CONVENTIONAL EFFLUENT DISPOSAL AREA: 1,428 S.F.
REQUIRED PER WASTEWATER ALTERNATIVES SPECIFICATIONS: 400 S.F.
400 S.F. PROVIDED
3) THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT IS NOT A BOUNDARY SURVEY.
4) FOUNDATION DRAINS: NONE EXIST OR PROPOSED.
5) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0430E, EFFECTIVE MAY 17, 2005.
6) ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR TO ANY CONSTRUCTION ON SAID CHANGES.
7) IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE.
8) WATER SUPPLY: MUNICIPAL, AQUARION WATER CO. OF N.H.
9) FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM, MAINTENANCE IS REQUIRED:
– HAVE TANK PUMPED EVERY 2 YEARS.
– DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL INTO SYSTEM.
– DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC TANK FILTER WHEN PUMPING TANK.
– DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
– DO NOT USE COLORED TOILET PAPER.
– CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN GARBAGE GRINDERS, HOT TUBS, OR WHIRLPOOLS.
10) THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A NHDES LICENSED INSTALLER.
11) CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4 YEARS FROM DATE OF ISSUE.
12) LEACH FIELD SHOWN ON THIS PLAN SHALL BE FIELD LOCATED (STAKED) BY AMBIT ENGINEERING PRIOR TO CONSTRUCTION OF THE SEPTIC SYSTEM.
13) **AMENDED PLAN SHOWS INSTALLED TANK LOCATIONS.**

SOIL TYPE: 510A – HOOSIC, GRAVELLY FINE SANDY LOAM

BENCHMARK: SPIKE IN ROOT OF 24" BEECH TREE, ELEV. 85.93
NAVD 88 DATUM – MEAN SEA LEVEL

DISTANCE TO NEAREST SURFACE WATER: 100'+

DIRECTIONS TO SITE
FROM THE INTERSECTION OF ATLANTIC AVE. (RT. 111) AND LAFAYETTE ROAD (RT. 1) GO SOUTH ON LAFAYETTE ROAD APPROXIMATELY 0.3 MILES TO FERN ROAD ON THE RIGHT. SITE IS FIRST LOT ON RIGHT JUST AFTER THE COPPER LANTERN RESTAURANT.

TAX MAP 8 LOT 24 (AMENDED)
SUBSURFACE DISPOSAL SYSTEM PLAN
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

REGISTRY: ROCKINGHAM
BOOK / PAGE: 5419/495
NHDES SUBDIVISION APPROVAL NO.: PRE 1969
NHDES SYSTEM APPROVAL NO.: eCA2015061023 DATED 6/10/2015

OWNER: MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON 03862

APPLICANT:

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

APPROVED 26 April 2016
Town of North Hampton
Septic System Examiner
Notice: North Hampton requires a basal area (scarification) inspection.
Call CEO 24 hours in advance at 964-8650.
Michael Cuomo

S1

SHEET 2 OF 2 DATE : APRIL 2016
FB 274 PG 10 JOB 2371

A:\JOBS\2JW\2300\JW 2371\2016 Septic\Plans & Specs\SW2371SEPTIC 2016.dwg 4/15/2016 3:49:35 PM USAMBIT SW(Wide 7370)

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 8/7/2017

APPROVAL NUMBER: eCA2017080713

I. PROPERTY INFORMATION

Address: SYLVAN ROAD
NORTH HAMPTON NH 03862
Subdivision Approval No.: PRE-1967
Subdivision Name: N/A
County: ROCKINGHAM
Tax Map/Lot No.: 8/24
Registry Book/Page No.: 5419/495
Probate Docket No.:

II. OWNER INFORMATION

Name: MILLIE BAUER, LLC
Address: 16 WOODKNOLL DRIVE
NORTH HAMPTON NH 03862

III. APPLICANT INFORMATION

Name: JOHN R CHAGNON
Address: 200 GRIFFIN RD UNIT 3
PORTSMOUTH NH 03801

IV. DESIGNER INFORMATION

Name: JOHN R CHAGNON
Address: 200 GRIFFIN RD UNIT 3
PORTSMOUTH NH 03801
Permit No.: 00785

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: STONE AND PIPE
B. NO. OF BEDROOMS: 6
C. APPROVED FLOW: 900 GPD
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for Duplex, each unit @ 3-bedrooms/450gpd, total flow 900gpd.
3. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
4. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 8/7/2021, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201702392-1
APPROVAL NUMBER: eCA2017080713
RECEIVED DATE: June 13, 2017
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 6

John Chagnon

From: Rick Milner <rmilner@northhampton-nh.gov>
Sent: Monday, June 12, 2017 10:58 AM
To: John Chagnon
Subject: FW: Bauer driveway permit
Attachments: 52 Lafayette Road DW permit.pdf

Hi John,
Please read below for Road Agent comments regarding 52 Lafayette Road driveway off of Sylvan Road.

Thank you,
Rick Milner
Planning & Zoning Administrator
Town of North Hampton, NH
rmilner@northhampton-nh.gov
603-964-8650

From: John Hubbard
Sent: Monday, June 12, 2017 10:40 AM
To: Rick Milner
Subject: RE: Bauer driveway permit

Hi Rick,

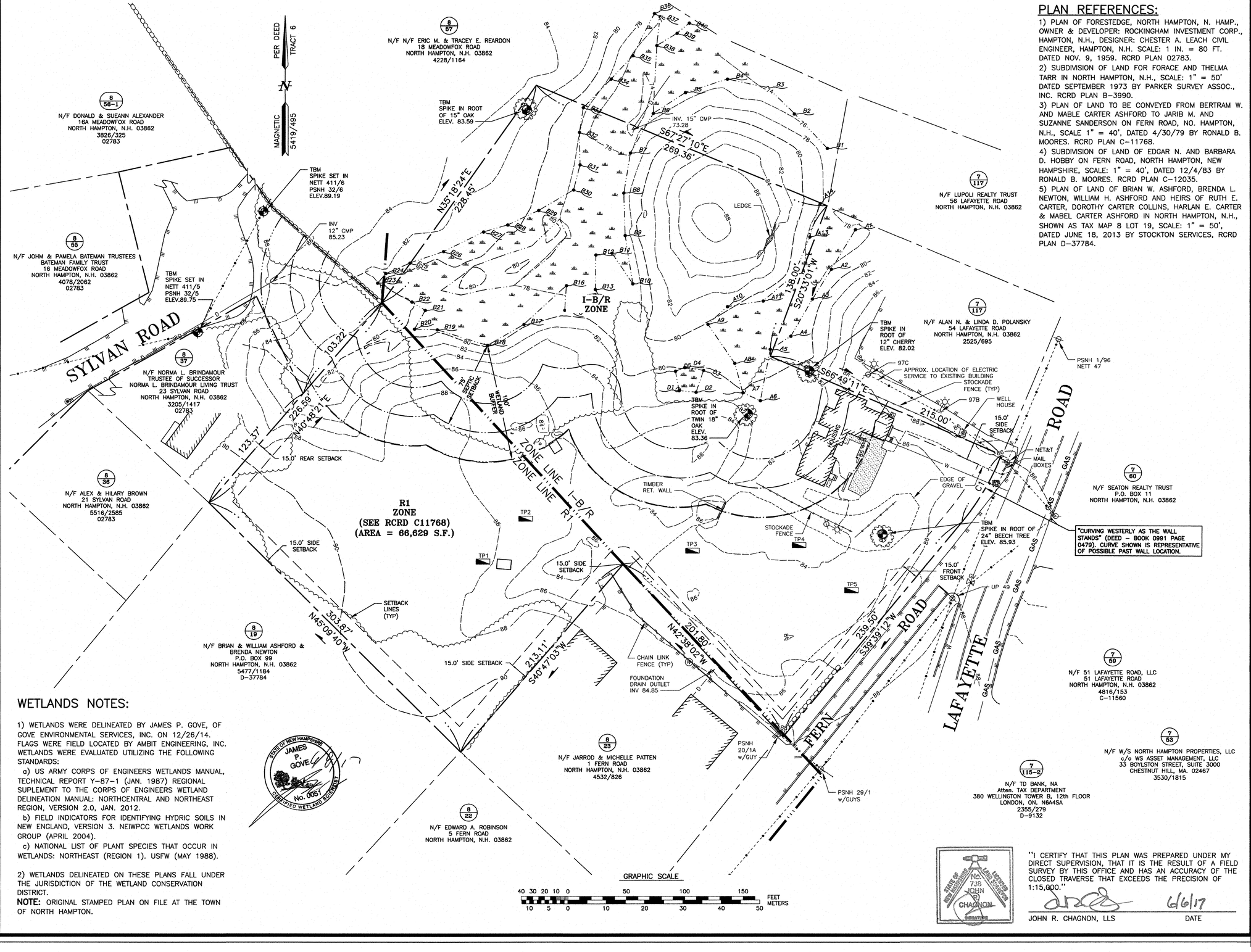
The attached driveway permit is still valid for the project located off Sylvan Road. The change from single family to duplex construction
does not change the access from Sylvan onto the property.

John Hubbard
Director, North Hampton DPW

From: Rick Milner
Sent: Wednesday, June 07, 2017 1:54 PM
To: John Hubbard <jhubbard@northhampton-nh.gov>
Subject: Bauer driveway permit

Hi John,
Please see attached driveway permit for 52 Lafayette Road off of Sylvan Road. The original permit was for access to a single family home. Mr. Bauer received approval to change the proposed home to a duplex residence. Could you please confirm that the original driveway permit is still valid for the proposed change to a duplex?

Thank you,
Rick Milner
Planning & Zoning Administrator
Town of North Hampton, NH
rmilner@northhampton-nh.gov
603-964-8650



PLAN REFERENCES:

1) PLAN OF FORESTEDGE, NORTH HAMPTON, N. HAMP., OWNER & DEVELOPER: ROCKINGHAM INVESTMENT CORP., HAMPTON, N.H., DESIGNER: CHESTER A. LEACH CIVIL ENGINEER, HAMPTON, N.H. SCALE: 1 IN. = 80 FT. DATED NOV. 9, 1959. RCRD PLAN 02783.
2) SUBDIVISION OF LAND FOR FORACE AND THELMA TARR IN NORTH HAMPTON, N.H., SCALE: 1" = 50' DATED SEPTEMBER 1973 BY PARKER SURVEY ASSOC., INC. RCRD PLAN B-3990.
3) PLAN OF LAND TO BE CONVEYED FROM BERTRAM W. AND MABLE CARTER ASHFORD TO JARIB M. AND SUZANNE SANDERSON ON FERN ROAD, NO. HAMPTON, N.H., SCALE 1" = 40', DATED 4/30/79 BY RONALD B. MOORES. RCRD PLAN C-11768.
4) SUBDIVISION OF LAND OF EDGAR N. AND BARBARA D. HOBBY ON FERN ROAD, NORTH HAMPTON, NEW HAMPSHIRE, SCALE: 1" = 40', DATED 12/4/83 BY RONALD B. MOORES. RCRD PLAN C-12035.
5) PLAN OF LAND OF BRIAN W. ASHFORD, BRENDA L. NEWTON, WILLIAM H. ASHFORD AND HEIRS OF RUTH E. CARTER, DOROTHY CARTER COLLINS, HARLAN E. CARTER & MABEL CARTER ASHFORD IN NORTH HAMPTON, N.H., SHOWN AS TAX MAP 8 LOT 19, SCALE: 1" = 50', DATED JUNE 18, 2013 BY STOCKTON SERVICES, RCRD PLAN D-37784.

WETLANDS NOTES:

1) WETLANDS WERE DELINEATED BY JAMES P. GOVE, OF GOVE ENVIRONMENTAL SERVICES, INC. ON 12/26/14. FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC. WETLANDS WERE EVALUATED UTILIZING THE FOLLOWING STANDARDS:
a) US ARMY CORPS OF ENGINEERS WETLANDS MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987) REGIONAL SUPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JAN. 2012.
b) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. NEIWPCC WETLANDS WORK GROUP (APRIL 2004).
c) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFW (MAY 1988).

2) WETLANDS DELINEATED ON THESE PLANS FALL UNDER THE JURISDICTION OF THE WETLAND CONSERVATION DISTRICT.
NOTE: ORIGINAL STAMPED PLAN ON FILE AT THE TOWN OF NORTH HAMPTON.

STATE OF NEW HAMPSHIRE JAMES P. GOVE No. 0051 CERTIFIED WETLAND SCIENTIST

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE NORTH HAMPTON ASSESSOR'S MAP 8 AS LOT 24.

2) OWNERS OF RECORD:
MILLIE BAUER
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862
5625/2110

3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0430E, EFFECTIVE MAY 17, 2005.

4) EXISTING LOT AREA:
206,529 S.F.
4.7412 AC.

5) PARCEL IS LOCATED IN THE R-1 HIGH DENSITY DISTRICT & I-B/R INDUSTRIAL-BUSINESS/RESIDENTIAL DISTRICTS.

6) DIMENSIONAL REQUIREMENTS:

R-1 DISTRICT:	
MIN. LOT AREA:	87,120 S.F.
FRONTAGE:	175 FEET
SETBACKS:	FRONT 30 FEET
	SIDE 25 FEET
	REAR 15 FEET
I-B/R DISTRICT:	
MIN. LOT AREA:	87,120 S.F.
FRONTAGE:	250 FEET
SETBACKS:	FRONT 50 FEET
	SIDE 35 FEET
	REAR 35 FEET
WORKFORCE HOUSING:	
MIN. LOT AREA:	87,120 S.F.
FRONTAGE:	100 FEET
SETBACKS:	FRONT 15 FEET
	SIDE 15 FEET
	REAR 15 FEET

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 8 LOT 24.

8) A REVIEW OF THE TOWN RECORDS SHOWS NO PRIOR ZBA ACTION FOR THIS PROPERTY IN THE FILE.

9) DATUM: MEAN SEA LEVEL
NAVD 88 - BY GPS OBSERVATION

MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

NO.	DESCRIPTION	DATE
1	METES & BOUNDS, CERT.	6/6/17
0	ISSUED FOR COMMENT	5/11/17
	REVISIONS	

STATE OF NEW HAMPSHIRE No. 736 JOHN R. CHAGNON LICENSED LAND SURVEYOR

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

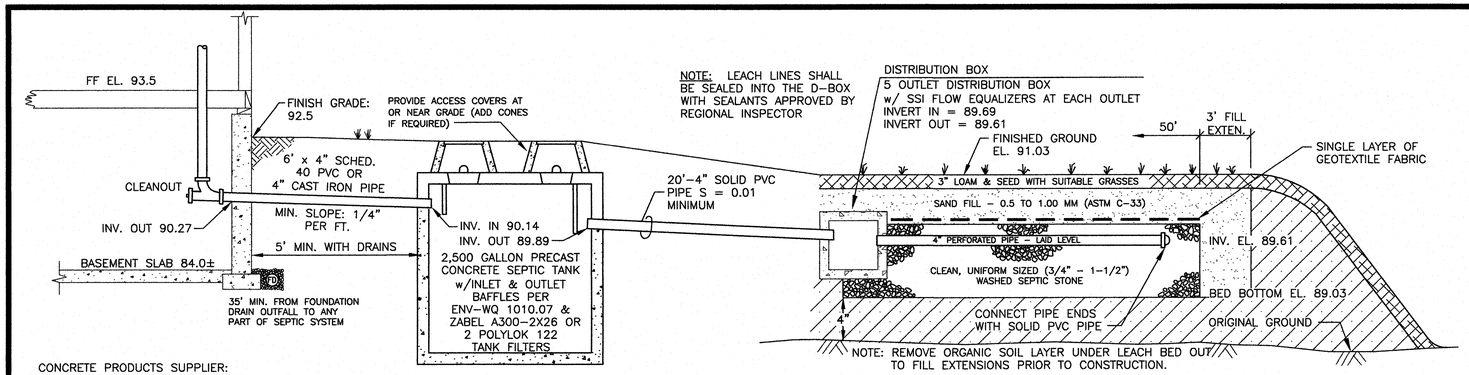
JOHN R. CHAGNON, LLS — DATE 6/6/17

SCALE: 1" = 40' — MAY 2017

EXISTING CONDITIONS PLAN — **C1**

FB 274, PG 10 — 2371

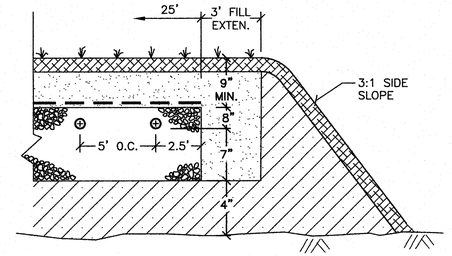
J:\0852\JN2300s\JN 2370s\JN 2371\2017 Re-Design\Plans & Specs\Site\2371WD2017 - Copy.dwg, C1 EXST-COND-SITE


FF EL. 93.5
FINISH GRADE: 92.5
PROVIDE ACCESS COVERS AT OR NEAR GRADE (ADD CONES IF REQUIRED)
6' x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE
CLEANOUT
INV. OUT 90.27
MIN. SLOPE: 1/4" PER FT.
5' MIN. WITH DRAINS
BASEMENT SLAB 84.0±
35' MIN. FROM FOUNDATION DRAIN OUTFALL TO ANY PART OF SEPTIC SYSTEM
INV. IN 90.14
INV. OUT 89.89
2,500 GALLON PRECAST CONCRETE SEPTIC TANK w/INLET & OUTLET BAFFLES PER ENV-WQ 1010.07 & ZABEL A300-2X26 OR 2 POLYLOK 122 TANK FILTERS
20'-4" SOLID PVC PIPE S = 0.01 MINIMUM
NOTE: LEACH LINES SHALL BE SEALED INTO THE D-BOX WITH SEALANTS APPROVED BY REGIONAL INSPECTOR
DISTRIBUTION BOX
5 OUTLET DISTRIBUTION BOX
w/ SSI FLOW EQUALIZERS AT EACH OUTLET
INVERT IN = 89.69
INVERT OUT = 89.61
FINISHED GROUND EL. 91.03
50'
3' FILL EXTEN.
SINGLE LAYER OF GEOTEXTILE FABRIC
3" LOAM & SEED WITH SUITABLE GRASSES
SAND FILL - 0.5 TO 1.00 MM (ASTM C-33)
4" PERFORATED PIPE - LAID LEVEL
CLEAN, UNIFORM SIZED (3/4" - 1-1/2") WASHED SEPTIC STONE
INV. EL. 89.61
BED BOTTOM EL. 89.03
CONNECT PIPE ENDS WITH SOLID PVC PIPE
ORIGINAL GROUND
4"
NOTE: REMOVE ORGANIC SOIL LAYER UNDER LEACH BED OUT TO FILL EXTENSIONS PRIOR TO CONSTRUCTION.

CONCRETE PRODUCTS SUPPLIER:
A.J.FOSS PRECAST CONCRETE PRODUCTS
100 COCHECO RD., FARMINGTON, N.H. 03835
603-755-2515 OR EQUAL

COLLECTION SYSTEM PROFILE

NTS



LEACH FIELD SECTION

NTS

LEGEND:

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
TP	TEST PIT
PT	PERC TEST
ST	SEPTIC TANK
FF	FINISH FLOOR
INV.	INVERT
MIN.	MINIMUM
FD	FOUNDATION DRAIN

DESIGN INTENT:
THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 4' ABOVE SEASONAL HIGH WATER TABLE & 4' ABOVE LEDGE OR ANY IMPERMEABLE SUBSTRATUM BY CONSTRUCTING THE LEACH BED BOTTOM AT ELEVATION 89.03 WHICH IS 4" ABOVE EXISTING GROUND AT THE HIGHEST POINT. (HP) 88.7

MINIMUM DISTANCES:
(UNLESS OTHERWISE GOVERNED BY LOCAL CODE)

SURFACE WATER TO:
TANK 75' - FIELD 75'
PRIVATE WELL TO:
TANK 75' - FIELD 75'
PRESSURE WATER LINE TO:
TANK 10' - FIELD 25'
SUCTION WATER LINE TO:
TANK 50' - FIELD 50'
PROPERTY LINE TO:
TANK 10' - FIELD 10'

TEST PIT #1

Date:	1/14/15
Logged by:	Alan Marshall D#194
Witnessed by:	Michael Cuomo
ESHWT:	44"
Observed H_2O:	None
Restrictive layer:	None
REFUSAL:	None
Percolation rate:	4 min./inch
Roots:	24"

DEPTH	DESCRIPTION
0" - 8"	10YR 3/3 Dark brown forest mat
8" - 40"	10YR 4/6 Dark yellowish brown fine sandy loam
40" - 60"	10YR 5/8 Yellowish brown fine sand

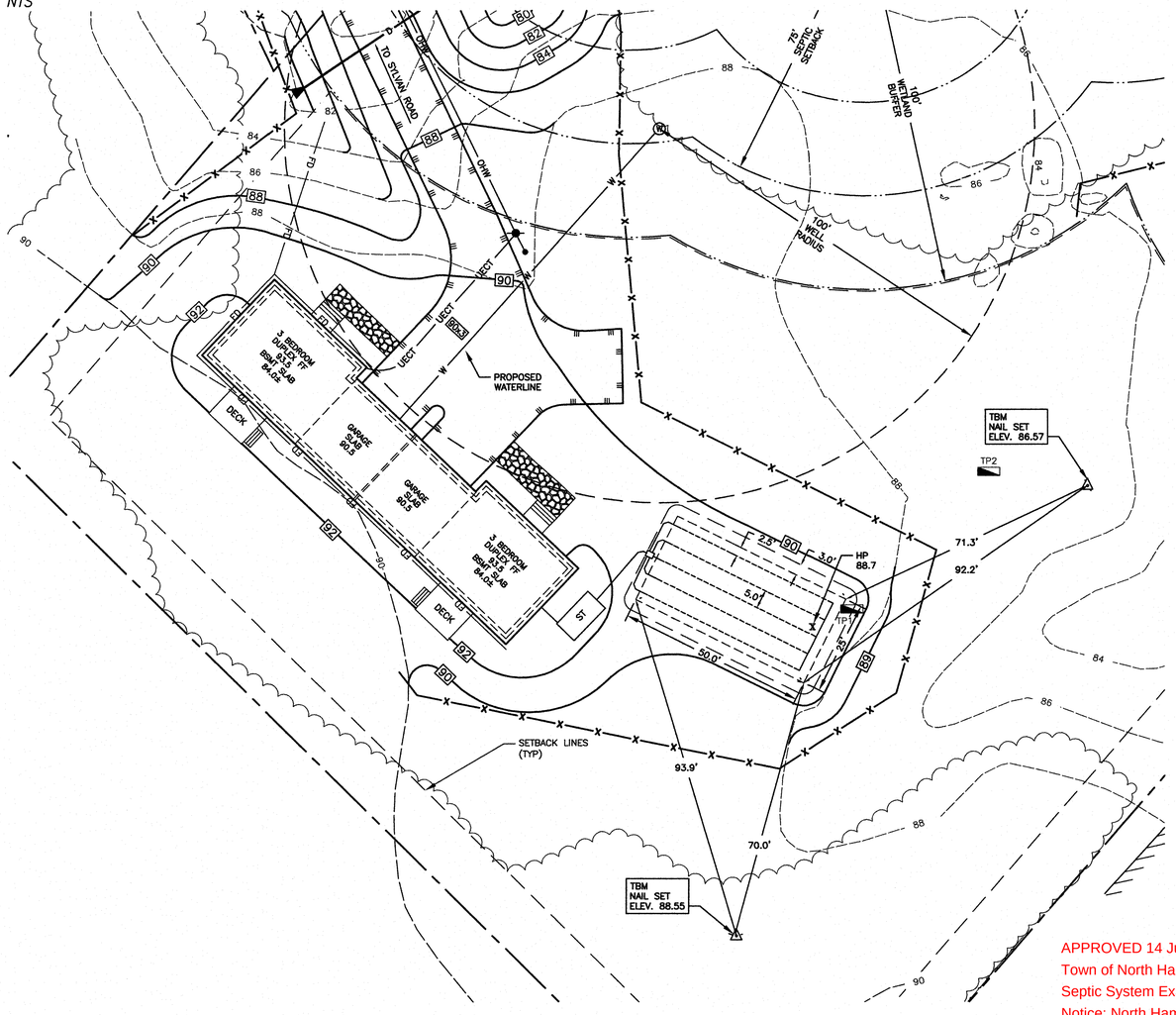
TEST PIT #2

Date:	1/14/15
Logged by:	Alan Marshall D#194
Witnessed by:	Michael Cuomo
ESHWT:	36"
Observed H_2O:	None
Restrictive layer:	None
REFUSAL:	None
Percolation rate:	4 min./inch
Roots:	24"

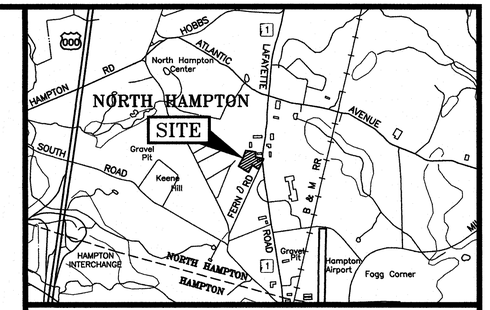
DEPTH	DESCRIPTION
0" - 8"	10YR 3/3 Dark brown forest mat
8" - 40"	10YR 4/6 Dark yellowish brown fine sandy loam
40" - 68"	10YR 5/8 Yellowish brown fine sand

LEACH FIELD PROFILE

NTS



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS



LOCATION MAP 1" = 2000'

NOTES:

1) PROPOSED FLOW: 2 x 3 BEDROOM DUPLEX
6 X 150 GPD = 900 GPD
2) PROPOSED FIELD SIZE: AT 4 MINUTE PERC CONVENTIONAL EFFLUENT DISPOSAL AREA: 1,245 S.F. 1,250 S.F. PROVIDED
3) THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT IS NOT A BOUNDARY SURVEY.
4) FOUNDATION DRAINS: PROPOSED, SEE PLAN LOCATION
5) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0430E, EFFECTIVE MAY 17, 2005.
6) ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR TO ANY CONSTRUCTION ON SAID CHANGES.
7) IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE.
8) WATER SUPPLY: WELL ON LOT
9) FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM, MAINTENANCE IS REQUIRED:
   - HAVE TANK PUMPED EVERY 3 YEARS.
   - DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL INTO SYSTEM.
   - DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC TANK FILTER WHEN PUMPING TANK.
   - DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
   - DO NOT USE COLORED TOILET PAPER.
   - CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN GARBAGE GRINDERS, HOT TUBS, OR WHIRLPOOLS.
10) THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A NHDES LICENSED INSTALLER.
11) CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4 YEARS FROM DATE OF ISSUE.

SOIL TYPE: 510A - HOOSIC, GRAVELLY FINE SANDY LOAM

BENCHMARK: 2 SURVEY SPIKES ELEVATION 88.55 & 88.57 (SEE PLAN LOCATIONS)
NAVD 88 DATUM - MEAN SEA LEVEL

DISTANCE TO NEAREST SURFACE WATER: 100'+

DIRECTIONS TO SITE

From the intersection of Atlantic Ave. (RT. 111) and Lafayette Rd. (RT. 1) go south on Lafayette road approximately 0.3 miles turn right onto Fern road. At the end of Fern turn right onto Post Road and right onto Sylvan road. Site is at the end of Sylvan on the right.

TAX MAP 8 LOT 24
SUBSURFACE DISPOSAL SYSTEM PLAN
TBD SYLVAN ROAD
NORTH HAMPTON, N.H.

REGISTRY: ROCKINGHAM
BOOK / PAGE: 5419/495
NHDES SUBDIVISION APPROVAL NO.: PRE 1967
PREVIOUS NHDES SYSTEM APPROVAL NO.: CA 2015 060313
NHDES SYSTEM APPROVAL NO.: PENDING

OWNER: MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON 03862

APPLICANT:

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
John R. Chagnon
No. 735
Department of Environmental Services

SPACE RESERVED FOR NHDES.
REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 8/7/2017
#eCA2017080713

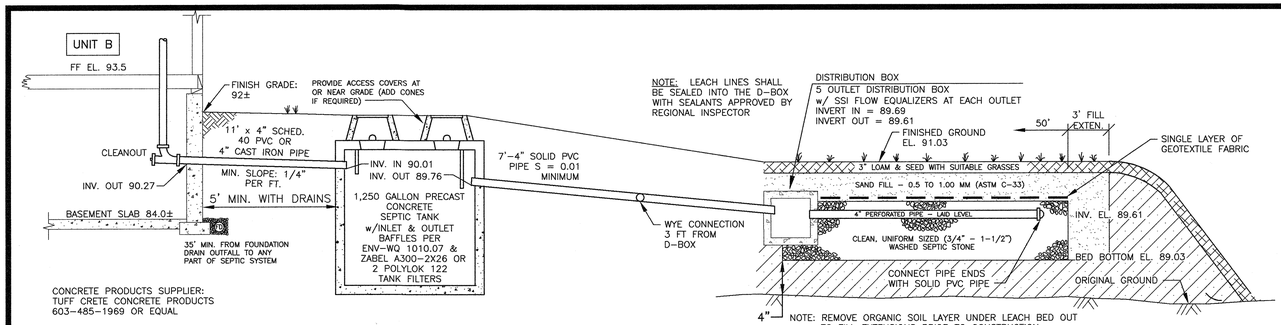
APPROVED 14 June 2017
Town of North Hampton
Septic System Examiner
Notice: North Hampton requires a basal area (scarification) inspection.
Call CEO 24 hours in advance at 964-8650.
Michael Cuomo

Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the "Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1", January 1987. The hydric soil component was determined by using the "Field Indicators for Identifying Hydric Soils in New England, Version 2", July 1998.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

REV.2 6/13/17
REV.1 6/5/17
SCALE : AS SHOWN DATE : MAY 2017

J:\Jobs\2371\2300s\JVN 2371\2017 Re-Design\Plans & Specs\Site\2371WD2017 - Copy.dwg, SEPTIC_RESIDENTIAL_S3

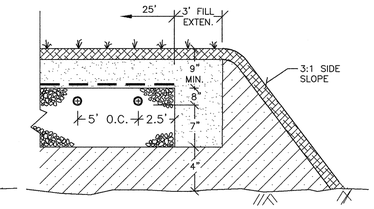

UNIT B
FF EL. 93.5
FINISH GRADE: 92±
PROVIDE ACCESS COVERS AT OR NEAR GRADE (ADD CONES IF REQUIRED)
11' x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE
CLEANOUT
MIN. SLOPE: 1/4" PER FT.
INV. OUT 90.27
5' MIN. WITH DRAINS
BASEMENT SLAB 84.0±
35' MIN. FROM FOUNDATION DRAIN OUTFALL TO ANY PART OF SEPTIC SYSTEM
INV. IN 90.01
INV. OUT 89.76
1,250 GALLON PRECAST CONCRETE SEPTIC TANK w/INLET & OUTLET BAFFLES PER ENV-WQ 1010.07 & ZABEL A300-2X26 OR 2 POLYLOK 122 TANK FILTERS
7'-4" SOLID PVC PIPE S = 0.01 MINIMUM
WYE CONNECTION 3 FT FROM D-BOX
CONCRETE PRODUCTS SUPPLIER:
TUFF CRETE CONCRETE PRODUCTS
603-485-1969 OR EQUAL

NOTE: LEACH LINES SHALL BE SEALED INTO THE D-BOX WITH SEALANTS APPROVED BY REGIONAL INSPECTOR

DISTRIBUTION BOX
5 OUTLET DISTRIBUTION BOX w/ SSI FLOW EQUALIZERS AT EACH OUTLET
INVERT IN = 89.69
INVERT OUT = 89.61
FINISHED GROUND EL. 91.03
50'
3' FILL EXTEN.
SINGLE LAYER OF GEOTEXTILE FABRIC
3" LOAM & SEED WITH SUITABLE GRASSES
SAND FILL - 0.5 TO 1.00 MM (ASTM C-33)
4" PERFORATED PIPE - LAID LEVEL
CLEAN, UNIFORM SIZED (3/4" - 1-1/2") WASHED SEPTIC STONE
INV. EL. 89.61
BED BOTTOM EL. 89.03
CONNECT PIPE ENDS WITH SOLID PVC PIPE
ORIGINAL GROUND
4"
NOTE: REMOVE ORGANIC SOIL LAYER UNDER LEACH BED OUT TO FILL EXTENSIONS PRIOR TO CONSTRUCTION.

LEACH FIELD PROFILE

NTS



LEACH FIELD SECTION

NTS

LEGEND:

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
TP	TEST PIT
PT	PERC. TEST
ST	SEPTIC TANK
FF	FINISH FLOOR
INV.	INVERT
MIN.	MINIMUM
FD	FOUNDATION DRAIN

MINIMUM DISTANCES:

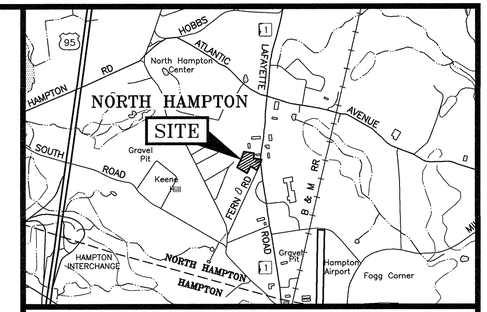
(UNLESS OTHERWISE GOVERNED BY LOCAL CODE)

SURFACE WATER TO:
TANK 75' – FIELD 75'
PRIVATE WELL TO:
TANK 75' – FIELD 75'
PRESSURE WATER LINE TO:
TANK 10' – FIELD 25'
SUCTION WATER LINE TO:
TANK 50' – FIELD 50'
PROPERTY LINE TO:
TANK 10' – FIELD 10'

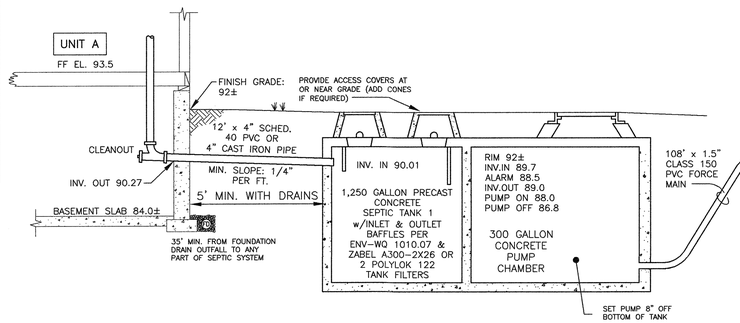
PER DEED TRACT 6

N

MAGNETIC 5419/495

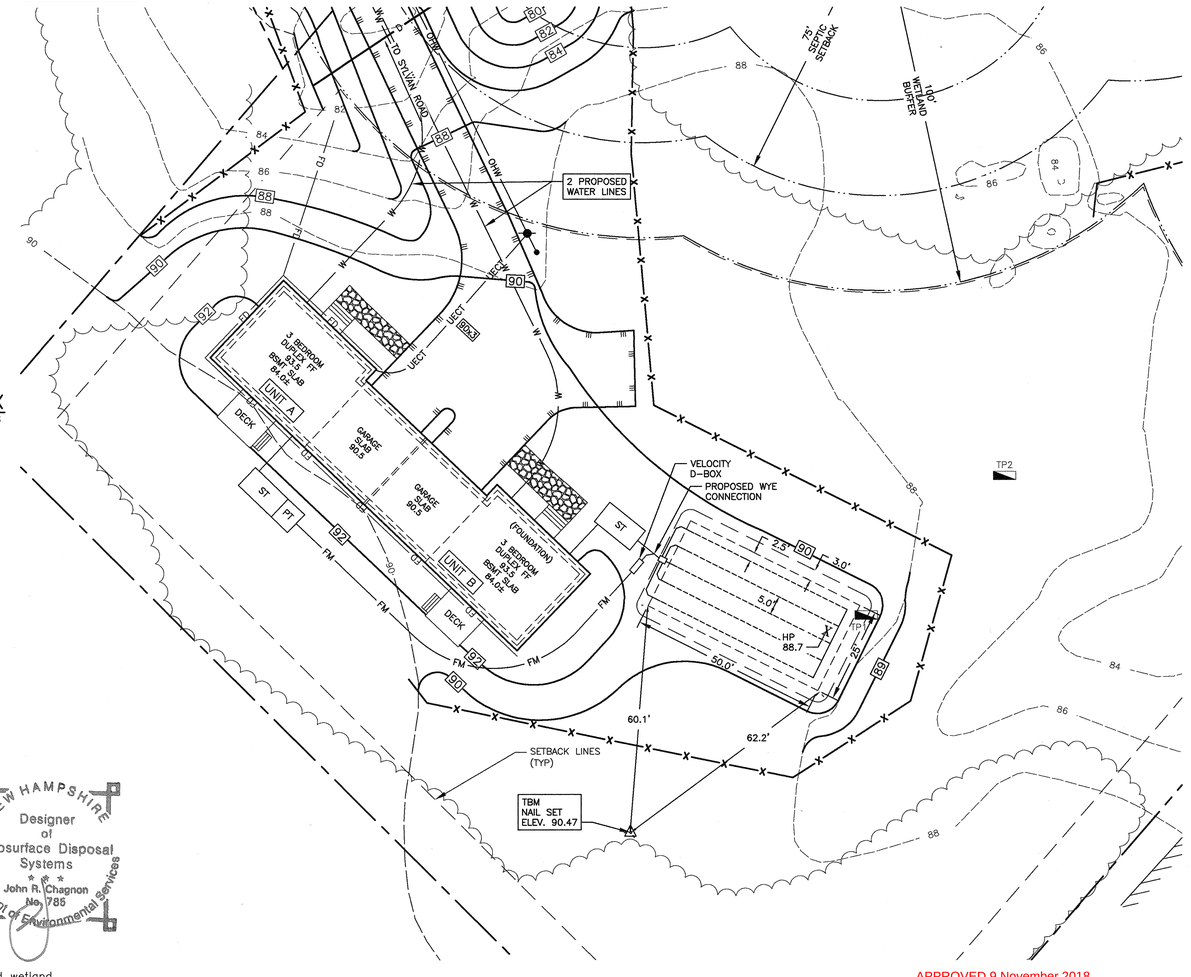


LOCATION MAP 1" = 2000'


UNIT A
FF EL. 93.5
FINISH GRADE: 92±
PROVIDE ACCESS COVERS AT OR NEAR GRADE (ADD CONES IF REQUIRED)
12' x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE
CLEANOUT
MIN. SLOPE: 1/4" PER FT.
INV. OUT 90.27
5' MIN. WITH DRAINS
BASEMENT SLAB 84.0±
35' MIN. FROM FOUNDATION DRAIN OUTFALL TO ANY PART OF SEPTIC SYSTEM
INV. IN 90.01
1,250 GALLON PRECAST CONCRETE SEPTIC TANK 1 w/INLET & OUTLET BAFFLES PER ENV-WQ 1010.07 & ZABEL A300-2X26 OR 2 POLYLOK 122 TANK FILTERS
RIM 92±
INV.IN 89.7
ALARM 88.5
INV.OUT 89.0
PUMP ON 88.0
PUMP OFF 86.8
300 GALLON CONCRETE PUMP CHAMBER
SET PUMP 8" OFF BOTTOM OF TANK
108' x 1.5" CLASS 150 PVC FORCE MAIN
VELOCITY REDUCER BOX INV.IN 89.92 INV.OUT 89.76 (SEE DETAIL BELOW)
OUT TO D-BOX THROUGH WYE CONNECTION

COLLECTION SYSTEM PROFILE

NTS

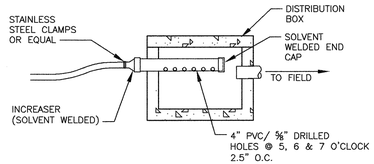


GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

HYDRAULIC CALCULATIONS:

PROPOSED FLOW: 450 GPD
FLOW PER DOSE: 450/4 = 112.5 GALLONS PER DOSE
REQUIRED STORAGE WITH 300 GALLON. PUMP CHAMBER: 1.2'
HEAD LOSS CALCULATION:
STATIC HEAD + FRICTION HEAD
(89.92-86.8) + (1.08x4.01)= 7.4'
USE MYERS SSM33 EFFLUENT PUMP
PUMP RUN TIME AT TDH = 112.5/28 GPM = 4 MINUTES


STAINLESS STEEL CLAMPS OR EQUAL
DISTRIBUTION BOX
SOLVENT WELDED END CAP
TO FIELD
INCREASER (SOLVENT WELDED)
4" PVC/ 5/8" DRILLED HOLES @ 5, 6 & 7 O'CLOCK 2.5" O.C.

VELOCITY REDUCTION D-BOX

NTS

NOTES:
1) CONCRETE DISTRIBUTION BOX SET ON FIRMLY COMPACTED SOIL & LAID LEVEL.
2) USE OVERSIZED BOX FOR STABILITY IF NECESSARY.
3) INSTALL EQUALIZERS ON ALL OUTLETS.

TEST PIT #1

Date:	1/14/15
Logged by:	Alan Marshall D#194
Witnessed by:	Michael Cuomo
ESHWT:	44"
Observed H_2O:	None
Restrictive layer:	None
REFUSAL:	None
Percolation rate:	4 min./inch
Roots:	24"

DEPTH	DESCRIPTION
0" – 8"	10YR 3/3 Dark brown forest mat
8" – 40"	10YR 4/6 Dark yellowish brown fine sandy loam
40" – 60"	10YR 5/8 Yellowish brown fine sand

TEST PIT #2

Date:	1/14/15
Logged by:	Alan Marshall D#194
Witnessed by:	Michael Cuomo
ESHWT:	36"
Observed H_2O:	None
Restrictive layer:	None
REFUSAL:	None
Percolation rate:	4 min./inch
Roots:	24"

DEPTH	DESCRIPTION
0" – 8"	10YR 3/3 Dark brown forest mat
8" – 40"	10YR 4/6 Dark yellowish brown fine sandy loam
40" – 68"	10YR 5/8 Yellowish brown fine sand

NEW HAMPSHIRE Designer of Subsurface Disposal Systems John R. Chagnon No. 785 Department of Environmental Services

DESIGN INTENT:

THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 4' ABOVE SEASONAL HIGH WATER TABLE & 4' ABOVE LEDGE OR ANY IMPERMEABLE SUBSTRATUM BY CONSTRUCTING THE LEACH BED BOTTOM AT ELEVATION 89.03 WHICH IS 4" ABOVE EXISTING GROUND AT THE HIGHEST POINT. (HP) 88.7

Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the "Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1", January 1987. The hydric soil component was determined by using the "Field Indicators for Identifying Hydric Soils in New England, Version 2", July 1998.

SPACE RESERVED FOR N.H.D.E.S.

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 11/19/2018
#eCA2018111903

NOTES:

1) PROPOSED FLOW: 2 x 3 BEDROOM DUPLEX
6 X 150 GPD = 900 GPD
2) PROPOSED FIELD SIZE: AT 4 MINUTE PERC CONVENTIONAL EFFLUENT DISPOSAL AREA: 1,245 S.F. 1,250 S.F. PROVIDED
3) THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT IS NOT A BOUNDARY SURVEY.
4) FOUNDATION DRAINS: PROPOSED, SEE PLAN LOCATION
5) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0430E, EFFECTIVE MAY 17, 2005.
6) ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR TO ANY CONSTRUCTION ON SAID CHANGES.
7) IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE.
8) WATER SUPPLY: MUNICIPAL AQUARIAN WATER
9) FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM, MAINTENANCE IS REQUIRED:
   - HAVE TANK PUMPED EVERY 3 YEARS.
   - DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL INTO SYSTEM.
   - DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC TANK FILTER WHEN PUMPING TANK.
   - DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
   - DO NOT USE COLORED TOILET PAPER.
   - CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN GARBAGE GRINDERS, HOT TUBS, OR WHIRLPOOLS.
10) THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A NHDES LICENSED INSTALLER.
11) CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4 YEARS FROM DATE OF ISSUE.

SOIL TYPE: 510A – HOOSIC, GRAVELLY FINE SANDY LOAM

BENCHMARK: SURVEY SPIKE ELEVATION 90.47 (SEE PLAN LOCATION)
NAVD 88 DATUM – MEAN SEA LEVEL

DISTANCE TO NEAREST SURFACE WATER: 100'+

DIRECTIONS TO SITE

From the intersection of Atlantic Ave. (RT. 111) and Lafayette Rd. (RT. 1) go south on Lafayette road approximately 0.3 miles turn right onto Fern road. At the end of Fern turn right onto Post Road and right onto Sylvan road. Site is at the end of Sylvan on the right.

TAX MAP 8 LOT 24
SUBSURFACE DISPOSAL SYSTEM PLAN
25 SYLVAN ROAD, UNITS A & B
NORTH HAMPTON, N.H.

REGISTRY: ROCKINGHAM
BOOK / PAGE: 5419/495
NHDES SUBDIVISION APPROVAL NO.: PRE 1967
PREVIOUS NHDES SYSTEM APPROVAL NO.: CA 2017 080713
NHDES SYSTEM APPROVAL NO.: PENDING

OWNER: MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON 03862

APPLICANT:

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

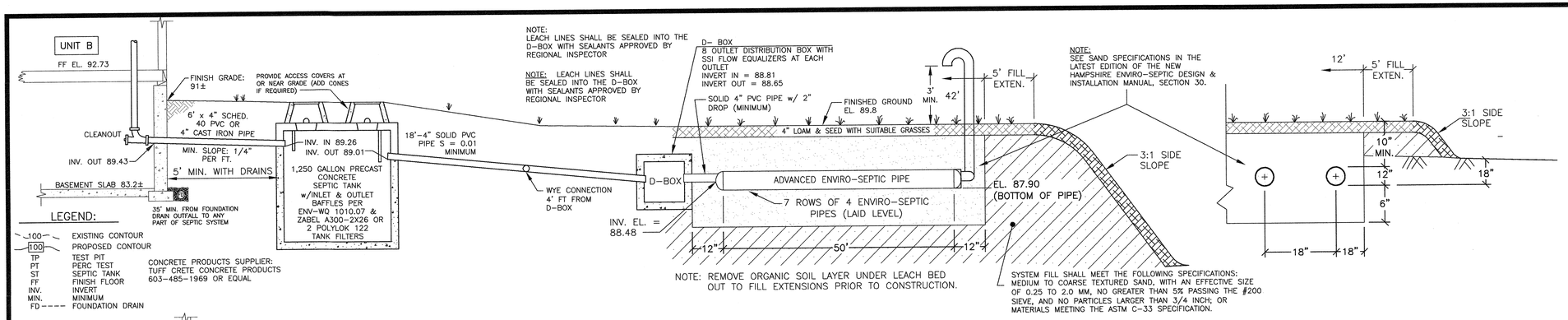
APPROVED 9 November 2018
Town of North Hampton
Septic System Examiner
Notice: North Hampton requires a basal area (scarification) inspection.
Call CEO 24 hours in advance at 964-9650

Michael Cuomo for RCD

REV 1 : 11/7/18
SCALE : AS SHOWN DATE : OCTOBER 2018

FB 274 PG 10 JOB 2371

G:\JOBS\2300\ACAD\dwg\2371SEPTIC_BSSDWGTEMPLATE_SA_11-7-2018 8:39:23 PM


UNIT B
FF EL. 92.73
FINISH GRADE: 91±
PROVIDE ACCESS COVERS AT OR NEAR GRADE (ADD CONES IF REQUIRED)
6' x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE
CLEANOUT
INV. OUT 89.43
MIN. SLOPE: 1/4" PER FT.
5' MIN. WITH DRAINS
BASEMENT SLAB 83.2±
35' MIN. FROM FOUNDATION DRAIN OUTFALL TO ANY PART OF SEPTIC SYSTEM
INV. IN 89.26
INV. OUT 89.01
1,250 GALLON PRECAST CONCRETE SEPTIC TANK w/INLET & OUTLET BAFFLES PER ENV-WQ 1010.07 & ZABEL A300-2X26 OR 2 POLYLOK 122 TANK FILTERS
18'-4" SOLID PVC PIPE S = 0.01 MINIMUM
WYE CONNECTION 4' FT FROM D-BOX
D-BOX
INV. EL. = 88.48
NOTE: LEACH LINES SHALL BE SEALED INTO THE D-BOX WITH SEALANTS APPROVED BY REGIONAL INSPECTOR
NOTE: LEACH LINES SHALL BE SEALED INTO THE D-BOX WITH SEALANTS APPROVED BY REGIONAL INSPECTOR
D- BOX
8 OUTLET DISTRIBUTION BOX WITH SSI FLOW EQUALIZERS AT EACH OUTLET
INVERT IN = 88.81
INVERT OUT = 88.65
SOLID 4" PVC PIPE w/ 2" DROP (MINIMUM)
FINISHED GROUND EL. 89.8
3' MIN.
42'
5' FILL EXTEN.
4" LOAM & SEED WITH SUITABLE GRASSES
ADVANCED ENVIRO-SEPTIC PIPE
7 ROWS OF 4 ENVIRO-SEPTIC PIPES (LAID LEVEL)
EL. 87.90 (BOTTOM OF PIPE)
3:1 SIDE SLOPE
12"
50'
12"
NOTE: REMOVE ORGANIC SOIL LAYER UNDER LEACH BED OUT TO FILL EXTENSIONS PRIOR TO CONSTRUCTION.
NOTE: SEE SAND SPECIFICATIONS IN THE LATEST EDITION OF THE NEW HAMPSHIRE ENVIRO-SEPTIC DESIGN & INSTALLATION MANUAL, SECTION 30.
SYSTEM FILL SHALL MEET THE FOLLOWING SPECIFICATIONS: MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 5% PASSING THE #200 SIEVE, AND NO PARTICLES LARGER THAN 3/4 INCH; OR MATERIALS MEETING THE ASTM C-33 SPECIFICATION.
12'
5' FILL EXTEN.
3:1 SIDE SLOPE
10" MIN.
12"
6"
18"
18"
18"

LEACH FIELD PROFILE

NTS

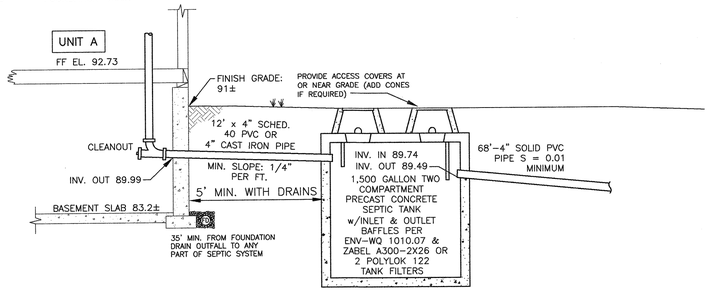
LEACH FIELD SECTION

NTS

LEGEND:

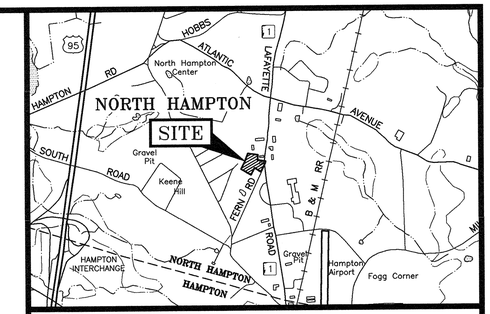
100	EXISTING CONTOUR	
100	PROPOSED CONTOUR	
TP	TEST PIT	
PT	PERC TEST	
ST	SEPTIC TANK	
FF	FINISH FLOOR	
INV.	INVERT	
MIN.	MINIMUM	
FD----	FOUNDATION DRAIN	

CONCRETE PRODUCTS SUPPLIER:
TUFF CRETE CONCRETE PRODUCTS
603-485-1969 OR EQUAL


UNIT A
FF EL. 92.73
FINISH GRADE: 91±
PROVIDE ACCESS COVERS AT OR NEAR GRADE (ADD CONES IF REQUIRED)
12' x 4" SCHED. 40 PVC OR 4" CAST IRON PIPE
CLEANOUT
INV. OUT 89.99
MIN. SLOPE: 1/4" PER FT.
5' MIN. WITH DRAINS
BASEMENT SLAB 83.2±
35' MIN. FROM FOUNDATION DRAIN OUTFALL TO ANY PART OF SEPTIC SYSTEM
INV. IN 89.74
INV. OUT 89.49
1,500 GALLON TWO COMPARTMENT PRECAST CONCRETE SEPTIC TANK w/INLET & OUTLET BAFFLES PER ENV-WQ 1010.07 & ZABEL A300-2X26 OR 2 POLYLOK 122 TANK FILTERS
68'-4" SOLID PVC PIPE S = 0.01 MINIMUM

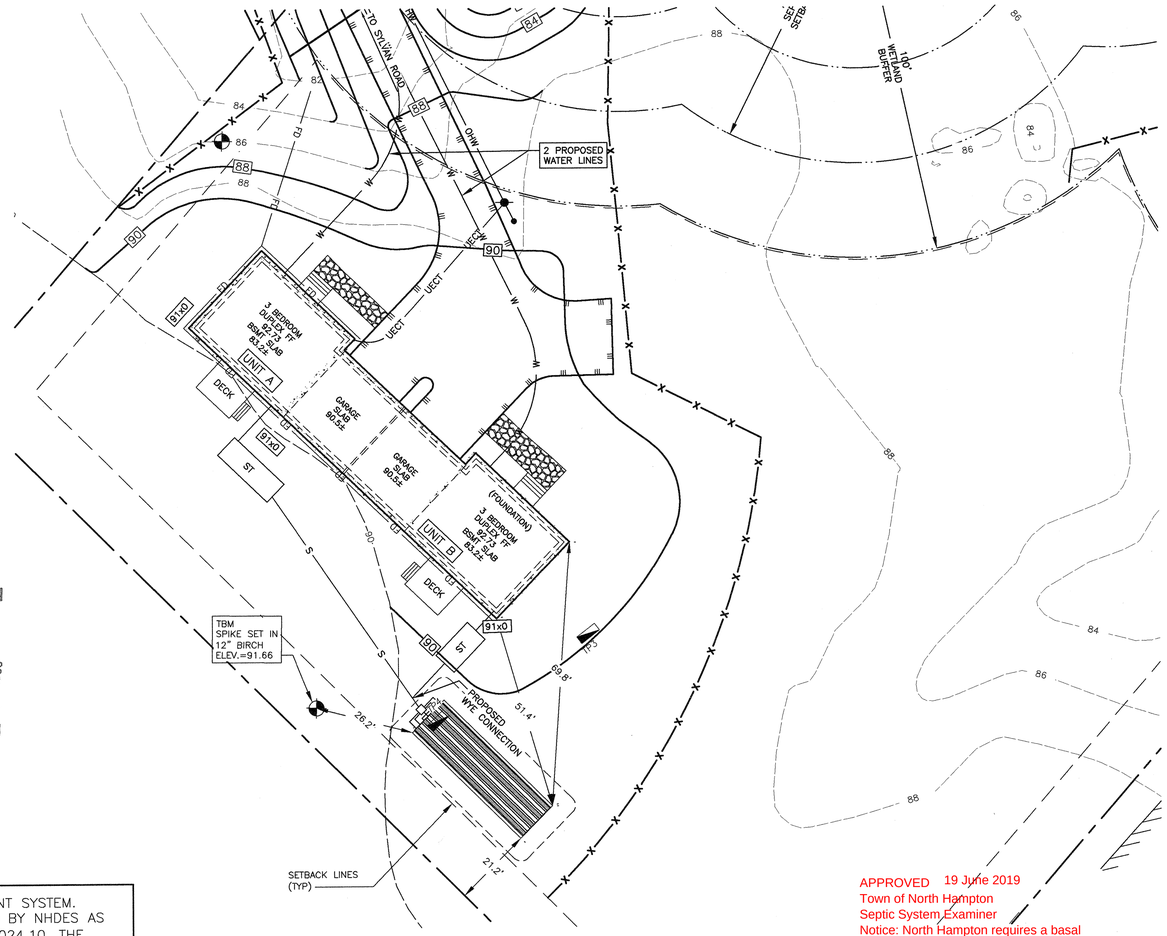
COLLECTION SYSTEM PROFILE

NTS



LOCATION MAP 1" = 2000'

Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the "Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1", January 1987. The hydric soil component was determined by using the "Field Indicators for Identifying Hydric Soils in New England, Version 2", July 1998.



NOTES:

1) PROPOSED FLOW: 2 x 3 BEDROOM DUPLEX
   6 X 150 GPD = 900 GPD
2) PROPOSED FIELD SIZE: AT 4 MINUTE PERC
   CONVENTIONAL EFFLUENT DISPOSAL AREA: 1,245 S.F.
   ADVANCED ENVIRO-SEPTIC REQUIRED LENGTH: 249 FEET
   280 FEET OF ENVIRO SEPTIC PROVIDED
3) THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT IS NOT A BOUNDARY SURVEY.
4) FOUNDATION DRAINS: PROPOSED, SEE PLAN LOCATION
5) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0430E, EFFECTIVE MAY 17, 2005.
6) ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR TO ANY CONSTRUCTION ON SAID CHANGES.
7) IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE.
8) WATER SUPPLY: MUNICIPAL AQUARIAN WATER
9) FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM, MAINTENANCE IS REQUIRED:
   - HAVE TANK PUMPED EVERY 3 YEARS.
   - DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL INTO SYSTEM.
   - DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC TANK FILTER WHEN PUMPING TANK.
   - DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
   - DO NOT USE COLORED TOILET PAPER.
   - CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN GARBAGE GRINDERS, HOT TUBS, OR WHIRLPOOLS.
10) THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A NHDES LICENSED INSTALLER.
11) CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4 YEARS FROM DATE OF ISSUE.

SOIL TYPE: 510A – HOOSIC, GRAVELLY FINE SANDY LOAM

BENCHMARK: SURVEY SPIKE ELEVATION 90.47 (SEE PLAN LOCATION)
NAVD 88 DATUM – MEAN SEA LEVEL

DISTANCE TO NEAREST SURFACE WATER: 100'+

DIRECTIONS TO SITE

From the intersection of Atlantic Ave. (RT. 111) and Lafayette Rd. (RT. 1) go south on Lafayette road approximately 0.3 miles turn right onto Fern road. At the end of Fern turn right onto Post Road and right onto Sylvan road. Site is at the end of Sylvan on the right.

TAX MAP 8 LOT 24
SUBSURFACE DISPOSAL SYSTEM PLAN
25 SYLVAN ROAD, UNITS A & B
NORTH HAMPTON, N.H.

REGISTRY: ROCKINGHAM
BOOK / PAGE: 5419/495
NHDES SUBDIVISION APPROVAL NO.: PRE 1967
PREVIOUS NHDES SYSTEM APPROVAL NO.: CA 2019 050713
NHDES SYSTEM APPROVAL NO.: PENDING

OWNER: MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON 03862

APPLICANT:

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

REV : 14 JUNE 2019
REV : 7 JUNE 2019
SCALE : AS SHOWN DATE : MAY 2019
FB 274 PG 10 JOB 2371

MINIMUM DISTANCES:
(UNLESS OTHERWISE GOVERNED BY LOCAL CODE)

SURFACE WATER TO:
TANK 75' – FIELD 75'
PRIVATE WELL TO:
TANK 75' – FIELD 75'
PRESSURE WATER LINE TO:
TANK 10' – FIELD 25'
SUCTION WATER LINE TO:
TANK 50' – FIELD 50'
PROPERTY LINE TO:
TANK 10' – FIELD 10'

TEST PIT# 3

Date:	5/8/19
Logged by:	STEVE D. RIKER
Witnessed by:	MICHAEL CUOMO
ESHWT:	35"
Observed Water:	NONE
Restrictive layer:	52"
REFUSAL:	NONE TO 71"
Percolation rate:	4 min./inch
Roots:	NONE

DEPTH	DESCRIPTION
0 – 7"	MIXED FILL TO BE REMOVED
7" – 35"	10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
35" – 52"	10YR 4/4 FINE SANDY LOAM, SINGLE GRAIN, LOOSE
52" – 70"	10YR 4/4 VERY FINE SANDY LOAM, FIRM, MASSIVE

TEST PIT# 4

Date:	5/8/19
Logged by:	STEVE D. RIKER
Witnessed by:	MICHAEL CUOMO
ESHWT:	48"
Observed Water:	NONE
Restrictive layer:	NONE
REFUSAL:	NONE TO 81"
Percolation rate:	4 min./inch
Roots:	NONE

DEPTH	DESCRIPTION
0 – 19"	MIXED FILL TO BE REMOVED
19" – 48"	10YR 5/6 FINE LOAMY SAND, SINGLE GRAIN, LOOSE
48" – 81"	10YR 5/4 FINE LOAMY SAND, SINGLE GRAIN, LOOSE

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
John R. Chagnon
No. 785
Department of Environmental Services

DESIGN INTENT:
THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 2.5' ABOVE SEASONAL HIGH WATER TABLE & 2.5' ABOVE LEDGE OR ANY IMPERMEABLE SUBSTRATUM BY CONSTRUCTING THE BOTTOM OF THE PIPE AT ELEVATION 87.90 WHICH IS 18" BELOW EXISTING GROUND AT THE HIGHEST POINT. (HP) 89.4

THIS IS A DESIGN FOR AN ADVANCED ENVIRO-SEPTIC TREATMENT SYSTEM. ADVANCED ENVIRO-SEPTIC TREATMENT SYSTEMS ARE APPROVED BY NHDES AS AN ITA IN ACCORDANCE WITH PART Env-Ws 1024.08(c) AND 1024.10. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE ADVANCED ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL, NEW HAMPSHIRE EDITION. FOR INFORMATION, CALL 1-800-473-5298.

NO WETLANDS WITHIN 100' OF SYSTEM

SPACE RESERVED FOR N.H.D.E.S.

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Eric Thomas
Date: 6/24/2019
#eCA2019062415

APPROVED 19 June 2019
Town of North Hampton
Septic System Examiner
Notice: North Hampton requires a basal area (scarification) inspection.
Call CEO 24 hours in advance at 964-8650.
Michael Cuomo for KCCD

I:\JOBS\2371\2020\dwg\2371SEPTIC.dwg SEPTIC_REV5.5A, 6/14/2019 3:58:00 PM

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Subscribe to our emails

opencorporates

The Open Database Of The Corporate World

Company name or number Search
Companies Officers

- Log in/Sign up

PRINCE CORNER GARAGE, LLC

Company Number
818738
Status
Good Standing
Incorporation Date
29 April 2019 (over 2 years ago)
Company Type
Domestic Limited Liability Company
Jurisdiction
New Hampshire (US)
Registered Address

- 52 Lafayette Road, North Hampton, NH, 03862, USA
- United States

Agent Name

Nichole Prince

Agent Address

52 Lafayette Road, North Hampton, NH, 03862, USA

Directors / Officers

- Greg Bauer, member
- Nichole Prince, agent
- Nichole Prince, member
- Scott Prince, manager
- Scott Prince, member

Registry Page

https://quickstart.sos.nh.gov/online/...

Recent filings for PRINCE CORNER GARAGE, LLC

22 Mar 2021
Annual Report view

Annual Report 2021

17 Jan 2021
Annual Report Reminder view

11 Mar 2020
Annual Report view

Annual Report 2020

5 Jan 2020
Annual Report Reminder view

29 Apr 2019

Business Formation view

Source New Hampshire Secretary Of State Corporation Division, https://quickstart.sos.nh.gov/online/..., 28 Aug 2021
Add data *(website, address, etc)*
update from registry

Company Addresses

Mailing Address

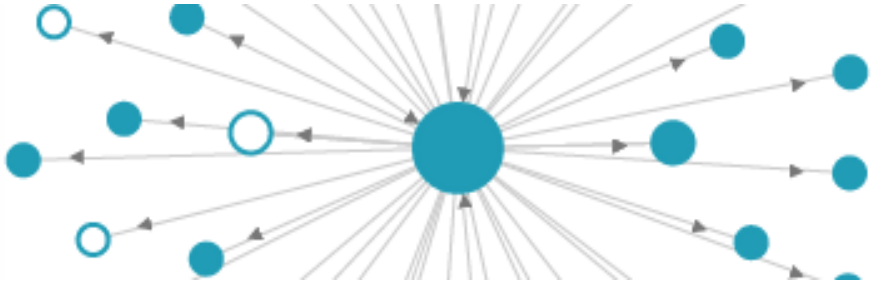
52 Lafayette Road, North Hampton, NH, 03862, USA

Telephone Numbers

Telephone Number

Number: 6038174352

Explore company network



Company network

Not yet available for this company. Click to find out more

Latest Events

2019-04-29 - 2019-12-14
Addition of officer Nichole Prince, agent
2019-04-29 - 2019-12-14
Addition of officer Scott Prince, manager
2019-04-29 - 2019-12-14
Addition of officer Scott Prince, member

See all events

Corporate Grouping User Contributed

None known. Add one now?
See all corporate groupings
* While we strive to keep this information correct and up-to-date, it is not the primary source, and the company registry (see source, above) should always be referred to for definitive information
Data on this page last changed August 28 2021

Problem/question about this data? Click here

Open Data

Get this info as json, xml, rdf

About us

- About
- Blog
- Team
- Governance
- Jobs

Using our data

- Our data
- Our purpose
- Legal/Licence
- User/Cookie privacy policy
- Public records privacy policy

Help

- API Reference
- Glossary
- Status

Contact

- Twitter
- Medium
- Newsletter
- Problems with our data?
- Temporary redaction

Impact

- Impact
- Grants

02783

See Regulations recorded in Book 1543 Page 150

PROTECTIVE COVENANTS

LAND USE AND BUILDING TYPE.
No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private garage for not more than three cars.

ARCHITECTURAL CONTROL.
No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Rockingham Investment Corp., or its assigns or agents, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

DWELLING SIZE.
The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 650 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.

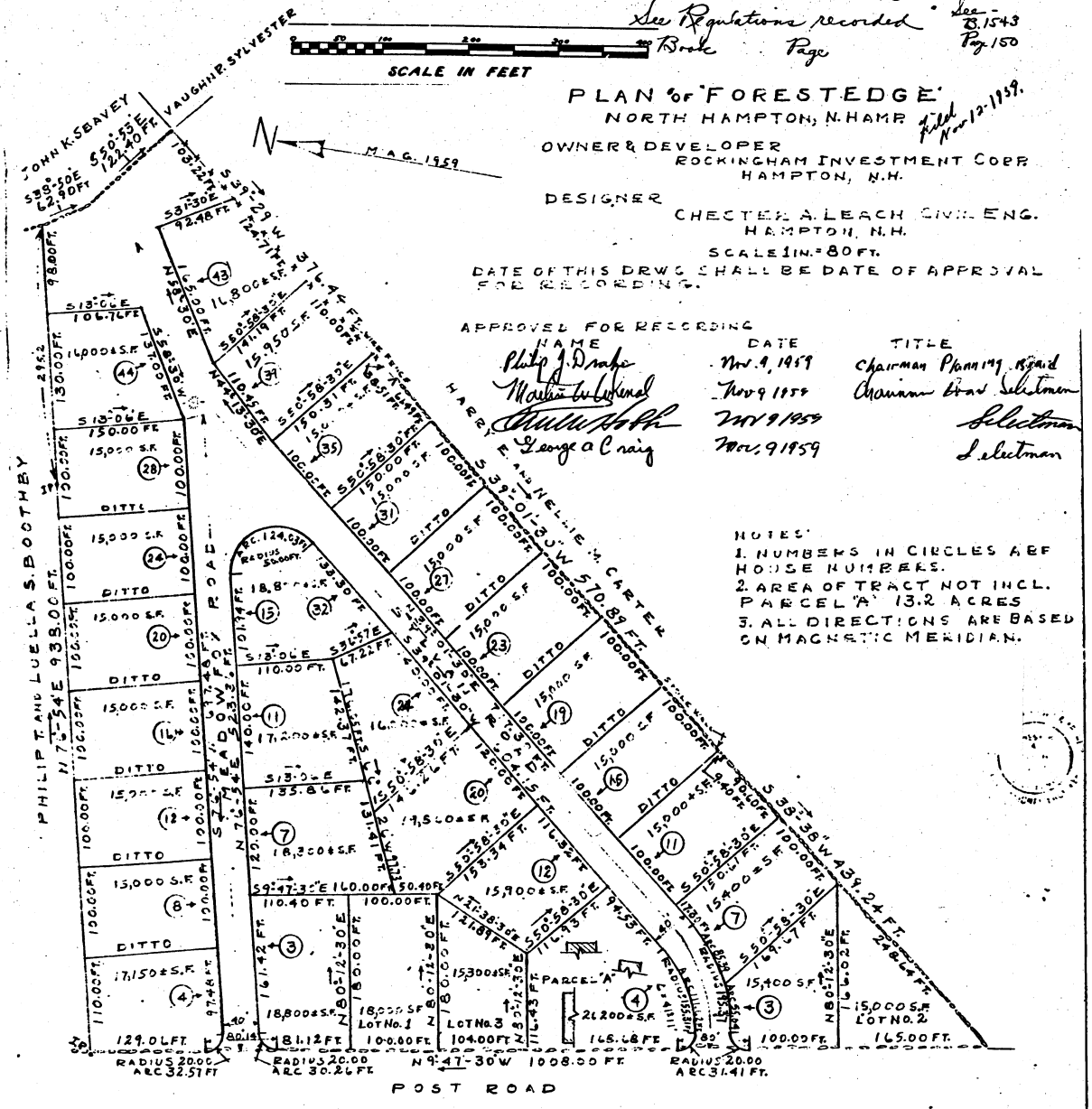
NUISANCES.
No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES.
No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

TERM.
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT.
Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

FINE.
All construction on any one lot, including finish landscaping, shall be completed within one year from the date on which construction commences. Failure to comply with this provision, shall subject the lot owner to liquilited damages to be computed at the rate of ten dollars ($10.00) per day for every day that the lot owner is in violation of this provision and said damages shall be payable to the Rockingham Investment Corporation or its assigns.


SCALE IN FEET
PLAN of FORESTEDGE
NORTH HAMPTON, N.HAMP
filed Nov 12-1959.
OWNER & DEVELOPER
ROCKINGHAM INVESTMENT CORP.
HAMPTON, N.H.
DESIGNER
CHESTER A. LEACH CIVIL ENG.
HAMPTON, N.H.
SCALE 1 IN. = 80 FT.
DATE OF THIS DRWG SHALL BE DATE OF APPROVAL FOR RECORDING.
APPROVED FOR RECORDING
NAME
DATE
TITLE
Nov. 9, 1959 Chairman Planning Board
Nov 9 1959 Chairman Board Selectmen
Nov 9 1959 Selectman
Nov 9 1959 Selectman
NOTES:
1. NUMBERS IN CIRCLES ARE HOUSE NUMBERS.
2. AREA OF TRACT NOT INCL. PARCEL 'A' 13.2 ACRES
3. ALL DIRECTIONS ARE BASED ON MAGNETIC MERIDIAN.
JOHN K. SEAVEY
VAUGHN R. SYLVESTER
PHILIP T. AND LUELLA S. BOOTHBY
HARRY F. AND NELLIE M. CARTER
POST ROAD
PARCEL 'A'
LOT No. 1
LOT No. 2
LOT No. 3
RADIUS 20.00 ARC 32.57 FT
RADIUS 20.00 ARC 30.26 FT
RADIUS 20.00 ARC 31.41 FT
N 9°47'-30" W 1008.00 FT.
S 38°38" W 434.24 FT.

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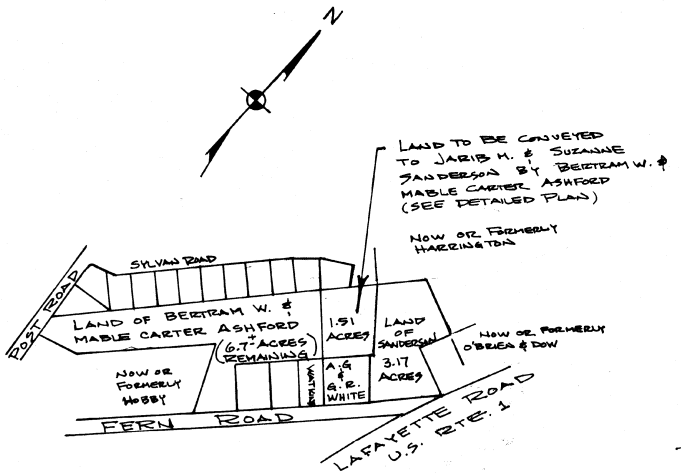
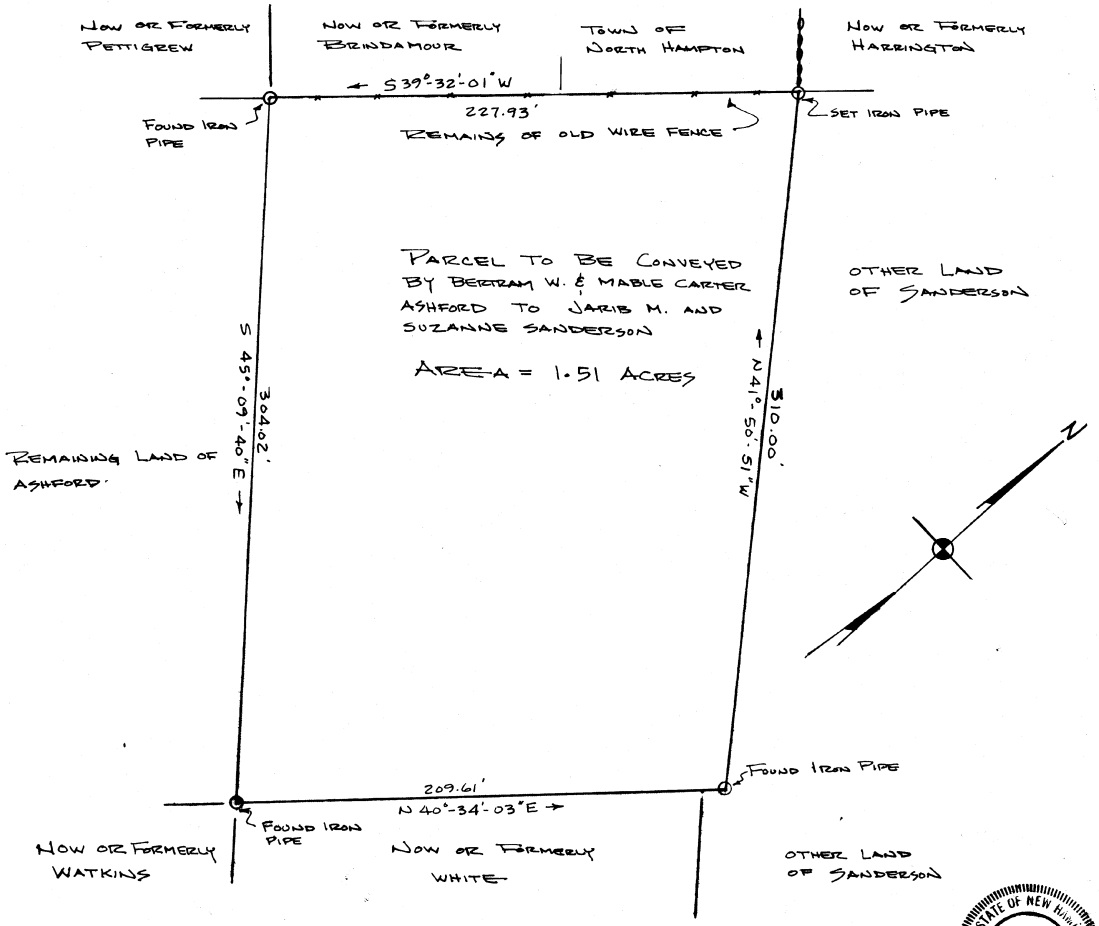
Printed from Internet for on 4/24/2013

AUG 18 9 20 AM '79 26061


N
LAND TO BE CONVEYED TO JARIB M. & SUZANNE SANDERSON BY BERTRAM W. & MABLE CARTER ASHFORD (SEE DETAILED PLAN)
NOW OR FORMERLY HARRINGTON
SYLVAN ROAD
POST ROAD
LAND OF BERTRAM W. & MABLE CARTER ASHFORD
(6.7± ACRES REMAINING)
1.51 ACRES
LAND OF SANDERSON
NOW OR FORMERLY O'BRIEN & DOW
NOW OR FORMERLY HOBBY
WATKINS
A.G. & G.R. WHITE
3.17 ACRES
FERN ROAD
LAFAYETTE ROAD U.S. RTE. 1

SITE LOCATION PLAN
SCALE 1" = 400'±



DETAIL PLAN OF LAND TO BE CONVEYED FROM ASHFORD TO SANDERSON
SCALE 1" = 40'

THE STATE OF NEW HAMPSHIRE
RONALD B. MOORES No. 468
REGISTERED LAND SURVEYOR

C-1176

Approved By
North Hampton Planning Board
Date 12/2/71
In accordance with Rockingham County SUPERIOR Court Decree in case #E1176-79 Jarib M. Sanderson, Jr. et al vs. Town of North Hampton.

Not Approved By
North Hampton Planning Board
Date 6/7/79

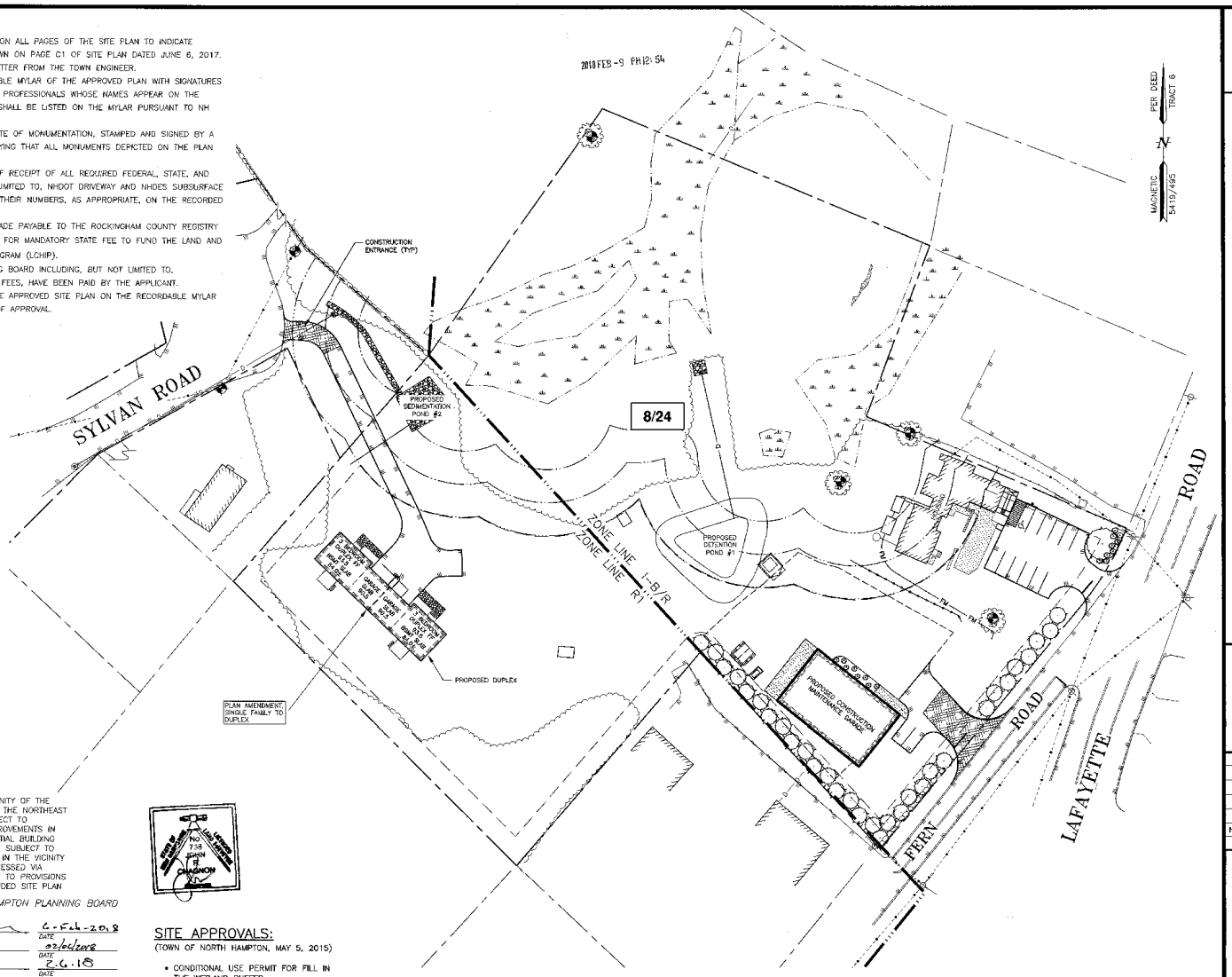
PLAN OF LAND TO BE CONVEYED FROM BERTRAM W. and MABLE CARTER ASHFORD TO JARIB M. and SUZANNE SANDERSON ON FERN ROAD NO. HAMPTON, N.H.

SCALE	BY	DATE
AS NOTED	R.M.	4/30/79

2018 FEB -9 PM 12:54 005051

CONDITIONS OF APPROVAL:

1. DEPICTION OF TREE LINE IS REVISED ON ALL PAGES OF THE SITE PLAN TO INDICATE CURRENT EXISTING TREE LINE AS SHOWN ON PAGE C1 OF SITE PLAN DATED JUNE 6, 2017.
2. APPLICANT SHALL SUBMIT A CLEAN LETTER FROM THE TOWN ENGINEER.
3. APPLICANT SHALL SUBMIT A RECORDABLE MYLAR OF THE APPROVED PLAN WITH SIGNATURES AND SEALS AFFIXED OF ALL LICENSED PROFESSIONALS WHOSE NAMES APPEAR ON THE PLAN. ALL CONDITIONS OF APPROVAL SHALL BE LISTED ON THE MYLAR PURSUANT TO NH RSA 676:3.III.
4. APPLICANT SHALL SUBMIT A CERTIFICATE OF MONUMENTATION, STAMPED AND SIGNED BY A NH LICENSED LAND SURVEYOR, CERTIFYING THAT ALL MONUMENTS DEPICTED ON THE PLAN HAVE BEEN PROPERLY SET.
5. APPLICANT SHALL SUBMIT EVIDENCE OF RECEIPT OF ALL REQUIRED FEDERAL, STATE, AND LOCAL PERMITS INCLUDING, BUT NOT LIMITED TO, NHDOT DRIVEWAY AND NHDES SUBSURFACE SYSTEM APPROVALS AND SHALL NOTE THEIR NUMBERS, AS APPROPRIATE, ON THE RECORDED PAGE OF THE PLAN.
6. APPLICANT SHALL SUBMIT A CHECK MADE PAYABLE TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN THE AMOUNT OF $25.00 FOR MANDATORY STATE FEE TO FUND THE LAND AND COMMUNITY HERITAGE INVESTMENT PROGRAM (LCHIP).
7. ALL FEES INCURRED BY THE PLANNING BOARD INCLUDING, BUT NOT LIMITED TO, CONSULTING, ENGINEERING AND LEGAL FEES, HAVE BEEN PAID BY THE APPLICANT.
8. THERE SHALL BE NO CHANGES TO THE APPROVED SITE PLAN ON THE RECORDABLE MYLAR EXCEPT TO MEET THESE CONDITIONS OF APPROVAL.



NOTE A

IMPROVEMENTS PLANNED IN THE VICINITY OF THE EXISTING MULTI-FAMILY DWELLING AT THE NORTHEAST CORNER OF THE SITE WILL BE SUBJECT TO PROVISIONS OF PLAN D-39030; IMPROVEMENTS IN THE VICINITY OF THE NON- RESIDENTIAL BUILDING AT THE SOUTHEAST CORNER WILL BE SUBJECT TO PLAN D-39134; AND IMPROVEMENTS IN THE VICINITY OF THE RESIDENTIAL STRUCTURE ACCESSED VIA SYLVAN ROAD WILL BECOME SUBJECT TO PROVISIONS OF THE CURRENTLY PROPOSED AMENDED SITE PLAN

APPROVED BY THE NORTH HAMPTON PLANNING BOARD

CHAIRMAN	DATE 6-Feb-2018
	DATE 02/06/2018
	DATE 2.6.18
	DATE 2/6/18
	DATE 2/6/18
	DATE
	DATE

SITE APPROVALS:

(TOWN OF NORTH HAMPTON, MAY 5, 2015)

- CONDITIONAL USE PERMIT FOR FILL IN THE WETLAND BUFFER.
- CONDITIONAL USE PERMIT TO ALLOW WORKFORCE HOUSING AS A PART OF THE DEVELOPMENT.
- SITE PLAN APPROVAL.

D-40650

- SEE TOWN FILE FOR COMPLETE PLAN SET
- PREVIOUS PLAN RECORDED AT RCRD D-39030

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERALL SITE RE-DEVELOPMENT AT 52 LAFAYETTE ROAD INTO A MIXED-USE/WORKFORCE HOUSING. SEE SPECIFIC SHEETS FOR SITE DETAILS.

2) SEE WETLAND BUFFER IMPACT EXHIBITS FROM THE CONDITIONAL USE PERMIT APPLICATION FOR ADDITIONAL DETAIL REGARDING WETLAND BUFFER IMPACTS.

3) TOTAL SITE UPLANDS AREA: 175,161 S.F. (4.02 ACRES).

4) THE FOLLOWING UNITS ARE DESIGNATED AS INCLUSIONARY (WORKFORCE HOUSING):
- –ONE SIDE OF PROPOSED DUPLEX
- –PROPOSED APARTMENT ABOVE GARAGE.
- –TWO BEDROOM APARTMENT IN EXISTING MULTI-FAMILY BUILDING

5) THE MONITORING AGENT FOR THE WORKFORCE HOUSING SHALL BE MARY CROWLEY, LLC, OR AS APPOINTED BY THE OWNER.

PARKING REQUIREMENTS:

DWELLING UNITS (2 SPACES/UNIT): 7 UNITS = 14 SPACES
RETAIL (1 SPACE/300 SF): 321 SF = 2 SPACES
OFFICES (1 SPACE/300 SF) 1,000 SF= 4 SPACES
INDUSTRIAL (1 SPACE/800 SF) 2,000 SF= 3 SPACES
TOTAL SPACES REQUIRED = 23 SPACES
TOTAL SPACES PROVIDED = 23+ SPACES*
ADA PARKING REQUIRED = 1 SPACE
ADA PARKING PROVIDED = 1 SPACE
(*ADDITIONAL PARKING AREA PROVIDED IN PROPOSED CONTRACTOR STORAGE YARD NOT STRIPED)
MIN. PARKING SPACE SIZE REQUIRED = 9'x18'
PARKING SPACE SIZE PROVIDED = 9'x18'
(ADA PARKING SPACE = 8'x20' + 8' ACCESS SPACE)
DRIVE AISLE WIDTH REQUIRED = 22'
DRIVE AISLE WIDTH PROVIDED = 22'

SITE COVERAGE:

PERMEABLE COVERAGE (EXISTING) = 98.7%
IMPERMEABLE COVERAGE (EXISTING) = 1.3%

PERMEABLE COVERAGE (PROPOSED) = 92.1%
IMPERMEABLE COVERAGE (PROPOSED) = 7.9%

MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

NO.	DESCRIPTION	DATE
2	UPDATED CONDITIONS OF APPROVAL	1/29/18
1	NOTE A, CONDITIONS	6/6/17
0	ISSUED FOR APPROVAL	5/11/17

REVISIONS

AMENDED
WEST SIDE SITE PLAN
TAX MAP 8 – LOT 24

OWNER:
MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862

PROPERTY LOCATED AT:
52 LAFAYETTE ROAD
TOWN OF NORTH HAMPTON
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 40' MAY 2017

FB 274, PG 10 2371

J:\JOBS2\2371\dwg\Plans & Specs\SITE\2371MP2017.dwg, PROP-OVERALL-SITE RECORD

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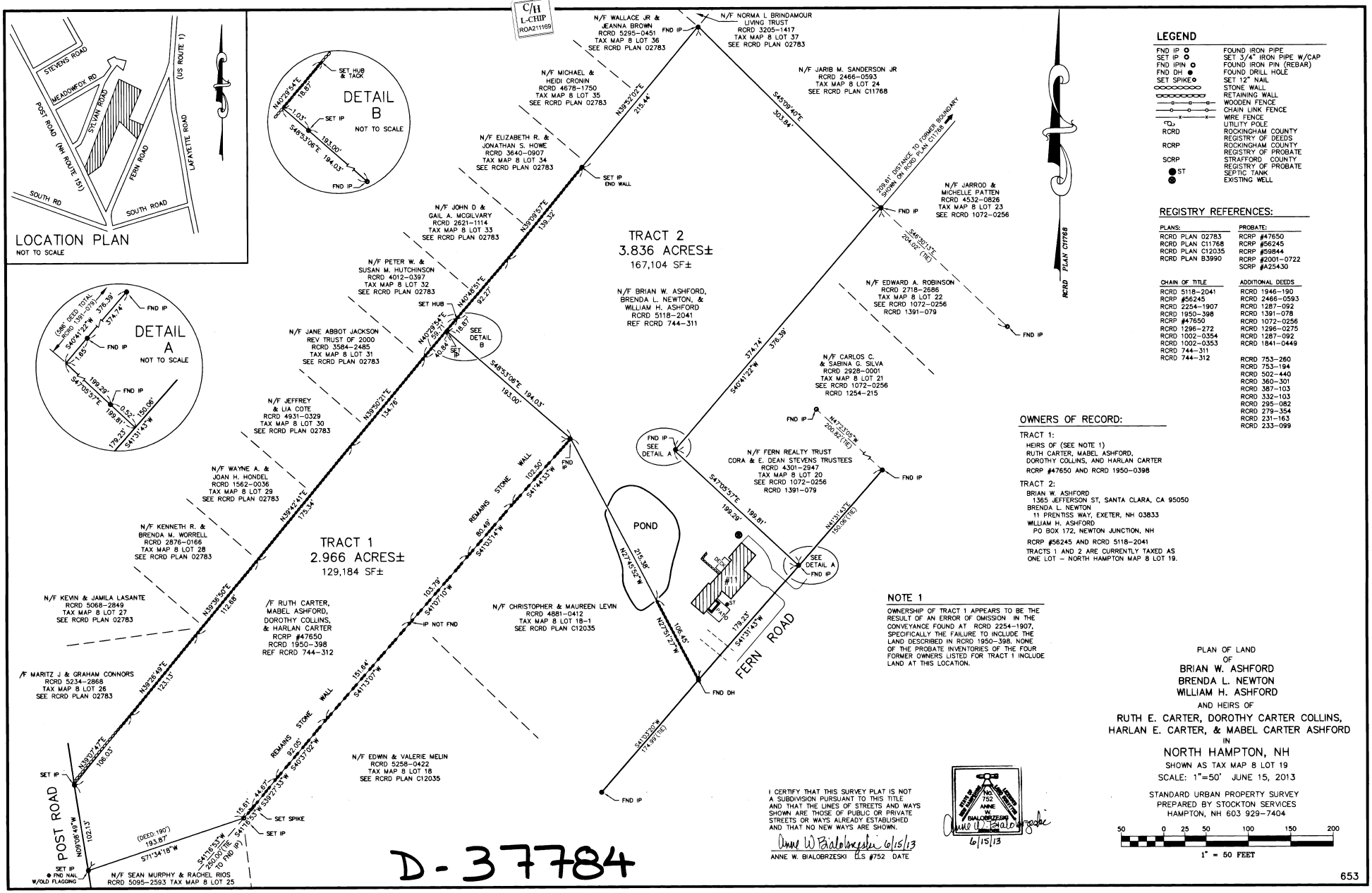
2013 JUN 17 PM 3:09 032370

C/H L-CHIP ROA211169


LOCATION PLAN
NOT TO SCALE
STEVENS ROAD
MEADOWFOX RD
SYLVAN ROAD
POST ROAD (NH ROUTE 151)
FERN ROAD
LAFAYETTE ROAD (US ROUTE 1)
SOUTH RD
SOUTH ROAD
DETAIL B
NOT TO SCALE
DETAIL A
NOT TO SCALE
TRACT 1
2.966 ACRES±
129,184 SF±
TRACT 2
3.836 ACRES±
167,104 SF±
POND
FERN ROAD
POST ROAD
N/F WALLACE JR & JEANNA BROWN RCRD 5295-0451 TAX MAP 8 LOT 36 SEE RCRD PLAN 02783
N/F NORMA L BRINDAMOUR LIVING TRUST RCRD 3205-1417 TAX MAP 8 LOT 37 SEE RCRD PLAN 02783
N/F JARIB M. SANDERSON JR RCRD 2466-0593 TAX MAP 8 LOT 24 SEE RCRD PLAN C11768
N/F MICHAEL & HEIDI CRONIN RCRD 4678-1750 TAX MAP 8 LOT 35 SEE RCRD PLAN 02783
N/F ELIZABETH R. & JONATHAN S. HOWE RCRD 3640-0907 TAX MAP 8 LOT 34 SEE RCRD PLAN 02783
N/F JOHN D & GAIL A. MCGILVARY RCRD 2621-1114 TAX MAP 8 LOT 33 SEE RCRD PLAN 02783
N/F PETER W. & SUSAN M. HUTCHINSON RCRD 4012-0397 TAX MAP 8 LOT 32 SEE RCRD PLAN 02783
N/F JANE ABBOT JACKSON REV TRUST OF 2000 RCRD 3584-2485 TAX MAP 8 LOT 31 SEE RCRD PLAN 02783
N/F JEFFREY & LIA COTE RCRD 4931-0329 TAX MAP 8 LOT 30 SEE RCRD PLAN 02783
N/F WAYNE A. & JOAN H. HONDEL RCRD 1562-0036 TAX MAP 8 LOT 29 SEE RCRD PLAN 02783
N/F KENNETH R. & BRENDA M. WORRELL RCRD 2876-0166 TAX MAP 8 LOT 28 SEE RCRD PLAN 02783
N/F KEVIN & JAMILA LASANTE RCRD 5068-2849 TAX MAP 8 LOT 27 SEE RCRD PLAN 02783
/F RUTH CARTER, MABEL ASHFORD, DOROTHY COLLINS, & HARLAN CARTER RCRP #47650 RCRD 1950-398 REF RCRD 744-312
/F MARITZ J & GRAHAM CONNORS RCRD 5234-2868 TAX MAP 8 LOT 26 SEE RCRD PLAN 02783
N/F SEAN MURPHY & RACHEL RIOS RCRD 5095-2593 TAX MAP 8 LOT 25
N/F EDWIN & VALERIE MELIN RCRD 5258-0422 TAX MAP 8 LOT 18 SEE RCRD PLAN C12035
N/F CHRISTOPHER & MAUREEN LEVIN RCRD 4881-0412 TAX MAP 8 LOT 18-1 SEE RCRD PLAN C12035
N/F BRIAN W. ASHFORD, BRENDA L. NEWTON, & WILLIAM H. ASHFORD RCRD 5118-2041 REF RCRD 744-311
N/F JARROD & MICHELLE PATTEN RCRD 4532-0826 TAX MAP 8 LOT 23 SEE RCRD 1072-0256
N/F EDWARD A. ROBINSON RCRD 2718-2686 TAX MAP 8 LOT 22 SEE RCRD 1072-0256 RCRD 1391-079
N/F CARLOS C. & SABINA G. SILVA RCRD 2928-0001 TAX MAP 8 LOT 21 SEE RCRD 1072-0256 RCRD 1254-215
N/F FERN REALTY TRUST CORA & E. DEAN STEVENS TRUSTEES RCRD 4301-2947 TAX MAP 8 LOT 20 SEE RCRD 1072-0256 RCRD 1391-079
#11
SET HUB & TACK
SET IP
FND IP
SET IP END WALL
SET HUB
SET IP
SET SPIKE
FND DH
IP NOT FND
SEE DETAIL A
SEE DETAIL B
REMAINS STONE WALL
RCRD PLAN C11768
N40°29'54"E 18.87'
S48°53'06"E 193.00'
S48°53'06"E 194.03'
N39°52'09"E 215.44'
S45°09'40"E 303.84'
N39°09'57"E 136.32'
N40°48'51"E 92.27'
N39°50'21"E 134.76'
N39°42'41"E 175.34'
N39°36'50"E 112.68'
N39°25'49"E 123.13'
N39°07'47"E 106.03'
N09°38'49"W 102.17'
S71°34'18"W (DEED:190') 193.87'
S41°16'53"W 250.00'(TIE) TO FND IP)
S40°41'22"W 374.74'
376.39'
S47°05'57"E 199.29'
199.81'
0.53'
150.08'
S41°31'43"W 179.23'
N47°23'05"W 209.82'(TIE)
N42°31'43"E 150.08'(TIE)
S41°31'43"W 179.23'
N27°45'52"W 215.36'
N27°51'27"W 108.45'
S41°33'20"W 174.99'(TIE)
S40°41'22"W 374.74'
376.39'
S46°30'13"E 204.02'(TIE)
209.61' DISTANCE TO FORMER BOUNDARY SHOWN ON RCRD PLAN C11768
S40°41'22"W 376.39'
S47°05'57"E 199.29'
199.81'
N42°31'43"E 150.08'(TIE)
N47°23'05"W 209.82'(TIE)
S40°41'22"W 374.74'
S41°44'53"W 102.50'
S41°03'14"W 80.49'
S41°07'10"W 103.73'
S41°13'07"W 151.64'
S40°37'02"W 92.05'
S39°27'33"W 115.61'
44.67'

LEGEND

FND IP	FOUND IRON PIPE
SET IP	SET 3/4" IRON PIPE W/CAP
FND IPIN	FOUND IRON PIN (REBAR)
FND DH	FOUND DRILL HOLE
SET SPIKE	SET 12" NAIL
	STONE WALL
	RETAINING WALL
	WOODEN FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	UTILITY POLE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RCRP	ROCKINGHAM COUNTY REGISTRY OF PROBATE
SCRP	STRAFFORD COUNTY REGISTRY OF PROBATE
ST	SEPTIC TANK
W	EXISTING WELL

REGISTRY REFERENCES:

PLANS:	PROBATE:
RCRD PLAN 02783	RCRP #47650
RCRD PLAN C11768	RCRP #56245
RCRD PLAN C12035	RCRP #59844
RCRD PLAN B3990	RCRP #2001-0722
	SCRP #A25430

CHAIN OF TITLE	ADDITIONAL DEEDS
RCRD 5118-2041	RCRD 1946-190
RCRP #56245	RCRD 2466-0593
RCRD 2254-1907	RCRD 1287-092
RCRD 1950-398	RCRD 1391-078
RCRP #47650	RCRD 1072-0256
RCRD 1296-272	RCRD 1296-0275
RCRD 1002-0354	RCRD 1287-092
RCRD 1002-0353	RCRD 1841-0449
RCRD 744-311	
RCRD 744-312	RCRD 753-260
	RCRD 753-194
	RCRD 502-440
	RCRD 360-301
	RCRD 387-103
	RCRD 332-103
	RCRD 295-082
	RCRD 279-354
	RCRD 231-163
	RCRD 233-099

OWNERS OF RECORD:

TRACT 1:
HEIRS OF (SEE NOTE 1)
RUTH CARTER, MABEL ASHFORD, DOROTHY COLLINS, AND HARLAN CARTER
RCRP #47650 AND RCRD 1950-0398

TRACT 2:
BRIAN W. ASHFORD
1365 JEFFERSON ST, SANTA CLARA, CA 95050
BRENDA L. NEWTON
11 PRENTISS WAY, EXETER, NH 03833
WILLIAM H. ASHFORD
PO BOX 172, NEWTON JUNCTION, NH
RCRP #56245 AND RCRD 5118-2041
TRACTS 1 AND 2 ARE CURRENTLY TAXED AS ONE LOT – NORTH HAMPTON MAP 8 LOT 19.

NOTE 1

OWNERSHIP OF TRACT 1 APPEARS TO BE THE RESULT OF AN ERROR OF OMISSION IN THE CONVEYANCE FOUND AT RCRD 2254-1907, SPECIFICALLY THE FAILURE TO INCLUDE THE LAND DESCRIBED IN RCRD 1950-398. NONE OF THE PROBATE INVENTORIES OF THE FOUR FORMER OWNERS LISTED FOR TRACT 1 INCLUDE LAND AT THIS LOCATION.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Anne W. Bialobrzeski 6/15/13
ANNE W. BIALOBRZESKI LLS #752 DATE

NO. 752 ANNE W. BIALOBRZESKI LICENSED LAND SURVEYOR
6/15/13

PLAN OF LAND
OF
BRIAN W. ASHFORD
BRENDA L. NEWTON
WILLIAM H. ASHFORD
AND HEIRS OF
RUTH E. CARTER, DOROTHY CARTER COLLINS, HARLAN E. CARTER, & MABEL CARTER ASHFORD
IN
NORTH HAMPTON, NH
SHOWN AS TAX MAP 8 LOT 19
SCALE: 1"=50' JUNE 15, 2013

STANDARD URBAN PROPERTY SURVEY
PREPARED BY STOCKTON SERVICES
HAMPTON, NH 603 929-7404

50 0 25 50 100 150 200
1" = 50 FEET

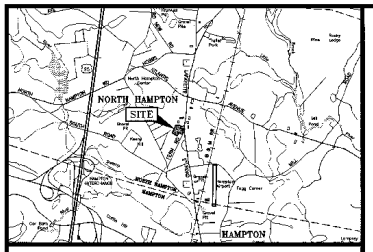
D-37784

653

2015 JUN 12 AM 11:12

023850

C/H
L-CHIP
ROA284853



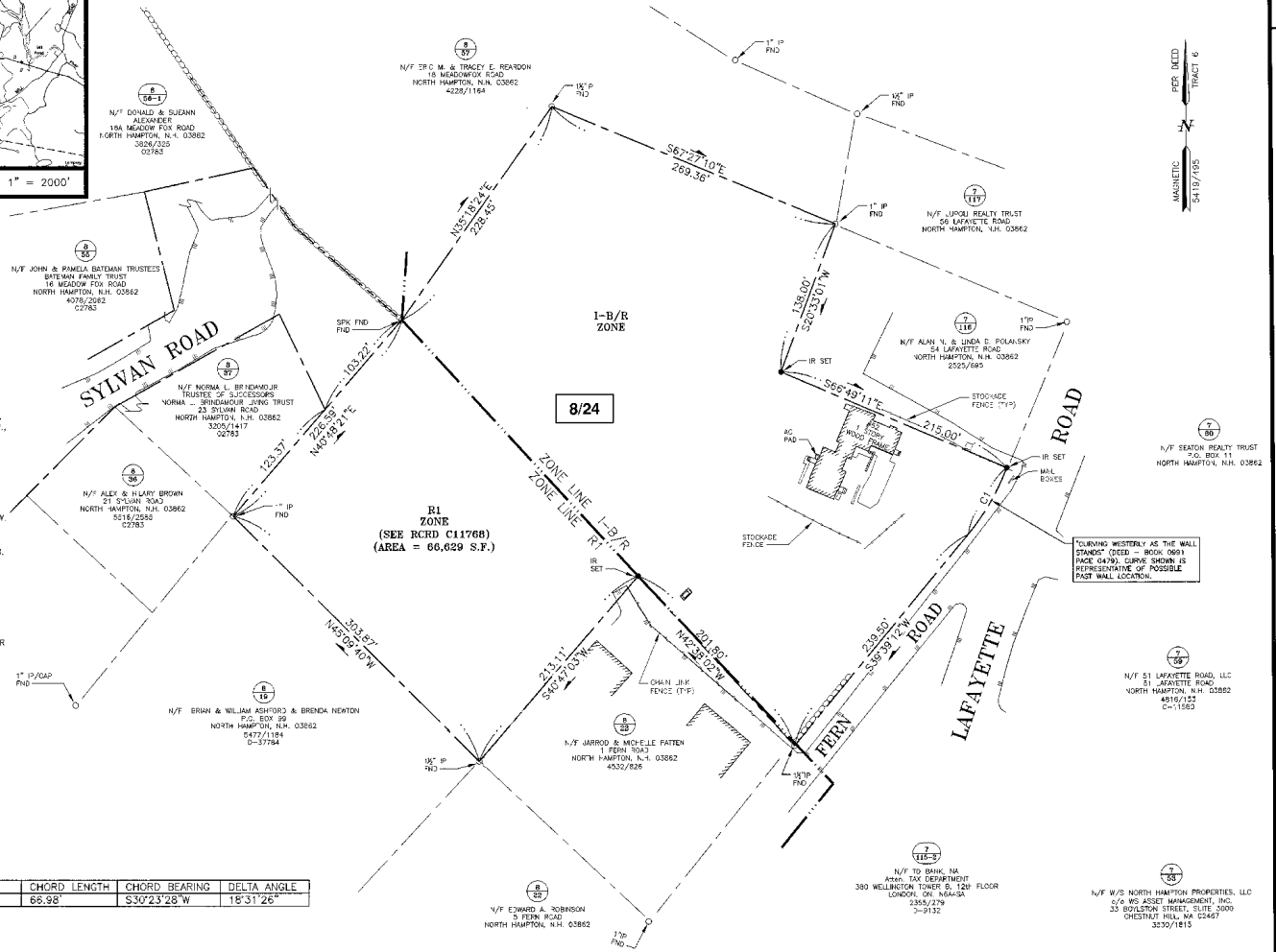
LOCATION MAP SCALE: 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET
◉ DH FND	DRILL HOLE FOUND
○ DH SET	DRILL HOLE SET

PLAN REFERENCES:

1) PLAN OF FORESTEDGE, NORTH HAMPTON, N. HAMP., OWNER & DEVELOPER: ROCKINGHAM INVESTMENT CORP., HAMPTON, N.H., DESIGNER: CHESTER A. LEACH CIVIL ENGINEER, N.H., SCALE: 1 IN. = 80 FT. DATED NOV. 9, 1959. RCRD PLAN 02783.
2) SUBDIVISION OF LAND FOR FORACE AND THELMA TARR IN NORTH HAMPTON, N.H., SCALE: 1" = 50' DATED SEPTEMBER 1973 BY PARKER SURVEY ASSOC., INC. RCRD PLAN B-3990.
3) PLAN OF LAND TO BE CONVEYED FROM BERTRAM W. AND MABLE CARTER ASHFORD TO JARIB M. AND SUZANNE SANDERSON ON FERN ROAD, NO. HAMPTON, N.H., SCALE 1" = 40', DATED 4/30/79 BY RONALD B. MOORES. RCRD PLAN C-11768.
4) SUBDIVISION OF LAND OF EDGAR N. AND BARBARA D. HOBBY ON FERN ROAD, NORTH HAMPTON, NEW HAMPSHIRE, SCALE: 1" = 40', DATED 12/4/83 BY RONALD B. MOORES, RCRD PLAN C-12035.
5) PLAN OF LAND OF BRIAN W. ASHFORD, BRENDA L. NEWTON, WILLIAM H. ASHFORD AND HEIRS OF RUTH E. CARTER, DOROTHY CARTER COLLINS, HARLAN E. CARTER & MABEL CARTER ASHFORD IN NORTH HAMPTON, N.H., SHOWN AS TAX MAP 8 LOT 19, SCALE: 1" = 50', DATED JUNE 18, 2013 BY STOCKTON SERVICES, RCRD PLAN D-37784.


SYLVAN ROAD
FERN ROAD
LAFAYETTE ROAD
8/24
I-B/R ZONE
R1 ZONE (SEE RCRD C11768) (AREA = 66,629 S.F.)
ZONE LINE
N/F BRO M. & TRACEY E. REARDON 18 MEADOWFOX ROAD NORTH HAMPTON, N.H. 03862 4228/1164
N/F DONALD & SUEANN ALEXANDER 184 MEADOW FOX ROAD NORTH HAMPTON, N.H. 03862 3826/325 02783
N/F JOHN & PAMELA BATEMAN TRUSTEES BATEMAN FAMILY TRUST 16 MEADOW FOX ROAD NORTH HAMPTON, N.H. 03862 4078/2082 02783
N/F NORMA L. BRENNAMOUR TRUSTEE OF SUCCESSORS NORMA L. BRENNAMOUR LIVING TRUST 23 SYLVAN ROAD NORTH HAMPTON, N.H. 03862 3205/1417 02783
N/F ALEX & HILARY BROWN 21 SYLVAN ROAD NORTH HAMPTON, N.H. 03862 5615/2558 02783
N/F BRIAN & WILLIAM ASHFORD & BRENDA NEWTON P.O. BOX 99 NORTH HAMPTON, N.H. 03862 5477/1184 D-37784
N/F EDWARD A. ROBINSON 5 FERN ROAD NORTH HAMPTON, N.H. 03862
N/F JARROD & MICHELLE PATTEN 1 FERN ROAD NORTH HAMPTON, N.H. 03862 4532/826
N/F JUPOL REALTY TRUST 56 LAFAYETTE ROAD NORTH HAMPTON, N.H. 03862
N/F ALAN N. & LINDA D. POLANSKY 54 LAFAYETTE ROAD NORTH HAMPTON, N.H. 03862 2925/695
N/F SEATON REALTY TRUST P.O. BOX 11 NORTH HAMPTON, N.H. 03862
N/F 51 LAFAYETTE ROAD, LLC 51 LAFAYETTE ROAD NORTH HAMPTON, N.H. 03862 4816/153 C-11560
N/F TD BANK, NA Attn: TAX DEPARTMENT 380 WELLINGTON TOWER B, 12th FLOOR LONDON, ON N6A4SA 2355/279 D-9132
N/F W/S NORTH HAMPTON PROPERTIES, LLC c/o WS ASSET MANAGEMENT, INC. 33 BOYLSTON STREET, SUITE 3000 CHESTNUT HILL, MA 02467 3230/1815
S67°27'10"E 269.36'
N35°18'24"E 228.45'
S20°33'10"W 138.00'
S65°49'11"E 215.00'
N40°18'21"E 226.59'
103.22'
123.37'
N45°06'40"W 303.87'
S46°47'05"W 213.11'
N42°15'02"W 201.80'
S35°39'12"W 239.50'
S 30°23'28" W 67.28'
C1
R=208.00'
Δ=18°31'26"
CHAIN LINK FENCE (TYP)
STOCKADE FENCE (TYP)
STOCKADE FENCE
WOOD FRAME
AC PAD
MAIL BOXES
IR SET
IP FND
IP/CAP FND
SPK FND
"CURVING WESTERLY AS THE WALL STANDS" (DEED – BOOK 099 PAGE 0479). CURVE SHOWN IS REPRESENTATIVE OF POSSIBLE PAST WALL LOCATION.
PER DEED TRACT 6
MAGNETIC
5419/495
N

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	208.00'	67.28'	66.98'	S30°23'28"W	18°31'26"

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS #735

5/22/15
DATE

STATE OF NEW HAMPSHIRE No. 735 JOHN R. CHAGNON LICENSED LAND SURVEYOR

GRAPHIC SCALE
50 40 30 20 10 0 50 100 150 200 FEET
15 10 5 0 10 20 30 40 50 60 METERS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE NORTH HAMPTON ASSESSOR'S MAP 8 AS LOT 24.

2) OWNERS OF RECORD:
SUZANNE & DAVID SANDERSON TRUSTEES
JARIB SANDERSON 2013 REVOCABLE TRUST
33 HOBBS ROAD
NORTH HAMPTON, N.H. 03862
5419/495 (TRACTS 3, 4, 5 & 6)

APPLICANT:
GREG BAUER
c/o BAUER CONSTRUCTION
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862

3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330150043OE, EFFECTIVE MAY 17, 2005.

4) EXISTING LOT AREA:
206,529 S.F.
4.7412 AC.

5) PARCEL IS LOCATED IN THE R-1 HIGH DENSITY DISTRICT & I-B/R INDUSTRIAL-BUSINESS/RESIDENTIAL DISTRICTS.

6) DIMENSIONAL REQUIREMENTS:

R-1 DISTRICT:
MIN. LOT AREA: 87,120 S.F.
FRONTAGE: 175 FEET
SETBACKS: FRONT 30 FEET
SIDE 25 FEET
REAR 15 FEET

I-B/R DISTRICT:
MIN. LOT AREA: 87,120 S.F.
FRONTAGE: 250 FEET
SETBACKS: FRONT 50 FEET
SIDE 35 FEET
REAR 35 FEET

WORKFORCE HOUSING:
MIN. LOT AREA: 87,120 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 15 FEET
SIDE 15 FEET
REAR 15 FEET

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 8 LOT 24.

8) A REVIEW OF THE TOWN RECORDS SHOWS NO PRIOR ZBA ACTION FOR THIS PROPERTY IN THE FILE.

NO.	DESCRIPTION	DATE
	REVISIONS	
3	SET MONUMENTS	5/22/15
2	WORKFORCE HOUSING DIMENSIONAL REQ.	4/21/15
1	DEED INFO	4/1/15
0	ISSUED FOR COMMENT	1/23/15

STANDARD BOUNDARY SURVEY
TAX MAP 8 – LOT 24
JARIB SANDERSON
2013 REVOCABLE TRUST
52 LAFAYETTE ROAD
TOWN OF NORTH HAMPTON
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 50' JANUARY 2015

FB 274, PG10 2371

D-38869

J:\JOBS2\2300s\JN 2371\dwg\JN 2371 2014 Permits\Plans & Specs\Site\2371 RECORDING PLANS.dwg, 11x14 (HWY)

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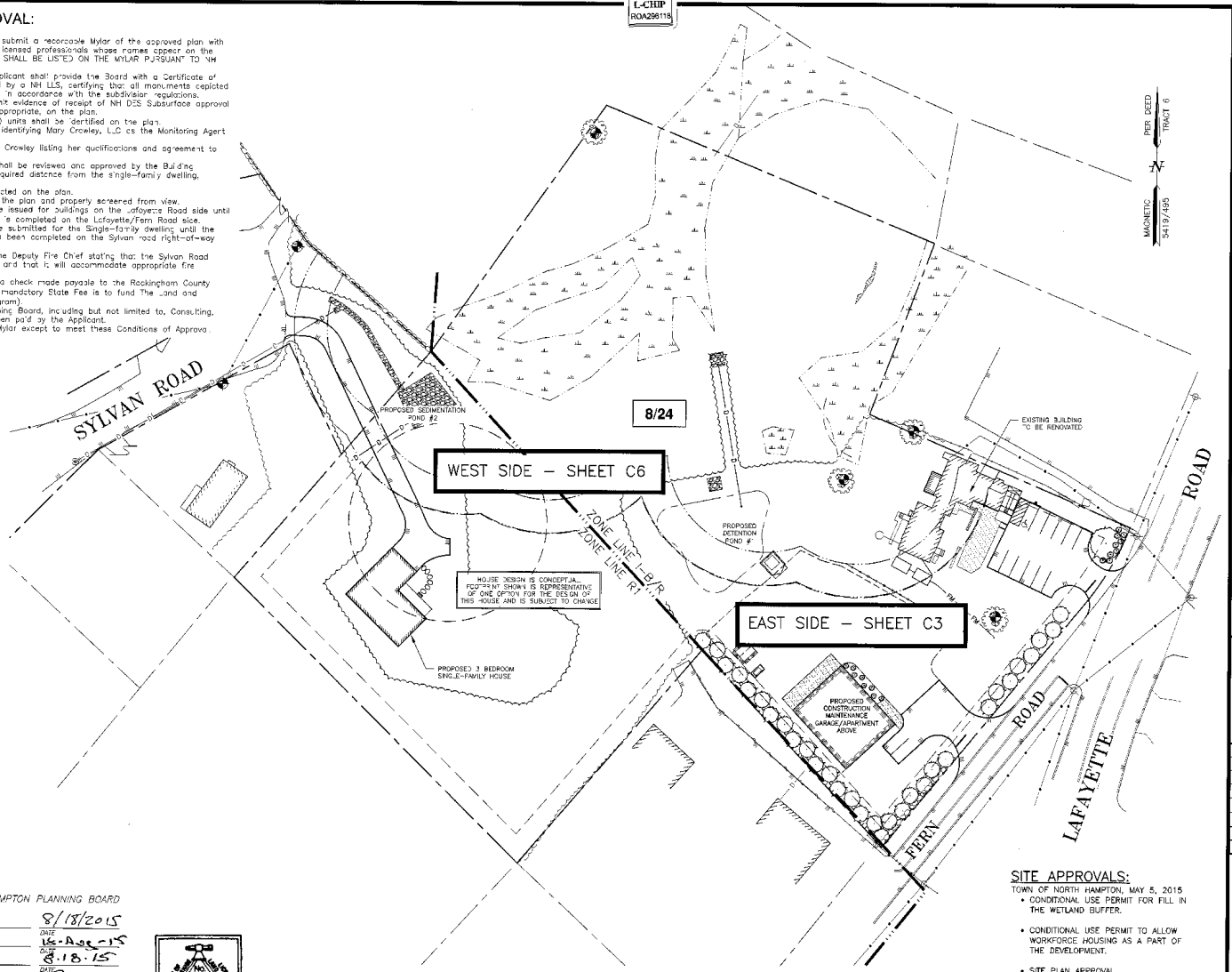
C/H
L-CHIP
ROA296118

CONDITIONS OF APPROVAL:

1. RECORDABLE MYLAR: Applicant shall submit a recordable Mylar of the approved plan with signatures and seals affixed of all licensed professionals whose names appear on the plan. ALL CONDITIONS OF APPROVAL SHALL BE LISTED ON THE MYLAR PURSUANT TO NH RSA 676:3,II.
2. CERTIFICATE OF MONUMENTATION: Applicant shall provide the Board with a Certificate of Monumentation, stamped and signed by a NH LLS, certifying that all monuments depicted on the plan have been properly set in accordance with the subdivision regulations.
3. STATE PERMITS: Applicant shall submit evidence of receipt of NH DES Subsurface approval and shall note their numbers, as appropriate, on the plan.
4. The Inclusionary (Workforce Housing) units shall be identified on the plan.
5. A note shall be added to the plan identifying Mary Crowley, LLC as the Monitoring Agent for the Inclusionary Housing units.
6. A letter shall be submitted by Mary Crowley listing her qualifications and agreement to serve as the Monitoring Agent.
7. The the location of the fuel tank shall be reviewed and approved by the Building Inspector to ensure it meets the required distance from the single-family dwelling, pursuant to the Building Codes.
8. The salt storage shed shall be depicted on the plan.
9. The dumpster shall be depicted on the plan and properly screened from view.
10. No Certificate of Occupancy shall be issued for buildings on the Lafayette Road side until the landscaping and detention pond is completed on the Lafayette/Fern Road side.
11. No Certificate of Occupancy shall be submitted for the Single-family dwelling until the stormwater management system has been completed on the Sylvan road right-of-way (R.O.W.).
12. A memo shall be submitted from the Deputy Fire Chief stating that the Sylvan Road driveway is acceptable in its design and that it will accommodate appropriate fire apparatus.
13. L-CHIP FEE: Applicant shall submit a check made payable to the Rockingham County Registry of Deeds for $25.00. (this mandatory State Fee is to fund The Land and Community Heritage Investment Program).
14. FEES: All fees incurred by the Planning Board, including but not limited to, Consulting, Engineering and Legal fees, have been paid by the Applicant.
15. There shall be no changes to the Mylar except to meet these Conditions of Approval.


SYLVAN ROAD
PROPOSED SEDIMENTATION POND #2
8/24
WEST SIDE – SHEET C6
ZONE LINE L-B/R
ZONE LINE R-1
HOUSE DESIGN IS CONCEPTUAL FOOTPRINT SHOWN IS REPRESENTATIVE OF ONE OPTION FOR THE DESIGN OF THIS HOUSE AND IS SUBJECT TO CHANGE
PROPOSED 3 BEDROOM SINGLE-FAMILY HOUSE
PROPOSED DETENTION POND #1
EXISTING BUILDING TO BE RENOVATED
EAST SIDE – SHEET C3
PROPOSED CONSTRUCTION MAINTENANCE GARAGE/APARTMENT ABOVE
PROPOSED TWO BEDROOM APARTMENT IN EXISTING MULTI-FAMILY BUILDING
PROPOSED SINGLE FAMILY HOUSE
PROPOSED APARTMENT ABOVE GARAGE
PER DEED TRACT 6
MAGNETIC
5419'495
ROAD
FERN
LAFAYETTE
ROAD

GRAPHIC SCALE
40 30 20 10 0 50 100 150 FEET
10 5 0 10 20 30 40 50 METERS

SEE TOWN FILE FOR COMPLETE PLAN SET

APPROVED BY THE NORTH HAMPTON PLANNING BOARD

CHAIRMAN	DATE 8/18/2015
	DATE 8-18-15
	DATE 8-18-15
	DATE 8-18-15
	DATE 8-18-15
	DATE 18 Aug 15

NO. 738 JOHN R. CHAMPION LICENSED LAND SURVEYOR

SITE APPROVALS:
TOWN OF NORTH HAMPTON, MAY 5, 2015
- CONDITIONAL USE PERMIT FOR FILL IN THE WETLAND BUFFER.
- CONDITIONAL USE PERMIT TO ALLOW WORKFORCE HOUSING AS A PART OF THE DEVELOPMENT.
- SITE PLAN APPROVAL.

NEW HAMPSHIRE DES
- APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM: CA2015080313 & CA2015061023

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:
1) THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERALL SITE RE-DEVELOPMENT AT 52 LAFAYETTE ROAD INTO A MIXED-USE/WORKFORCE HOUSING. SEE SPECIFIC SHEETS FOR SITE DETAILS.

2) SEE WETLAND BUFFER IMPACT EXHIBITS FROM THE CONDITIONAL USE PERMIT APPLICATION FOR ADDITIONAL DETAIL REGARDING WETLAND BUFFER IMPACTS.

3) TOTAL SITE UPLANDS AREA: 175,181 S.F. (4.02 ACRES).

4) THE FOLLOWING UNITS ARE DESIGNATED AS INCLUSIONARY (WORKFORCE HOUSING):
- 1-PROPOSED SINGLE FAMILY HOUSE
- 1-PROPOSED APARTMENT ABOVE GARAGE
- 1-TWO BEDROOM APARTMENT IN EXISTING MULTI-FAMILY BUILDING

5) THE MONITORING AGENT FOR THE WORKFORCE HOUSING SHALL BE MARY CROWLEY, LLC, OR AS APPOINTED BY THE OWNER.

MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

NO.	DESCRIPTION	DATE
	REVISIONS	
2	NOTES, DUMPSTER, FUEL & SALT STORAGE	5/22/15
1	BUILDING LOCATION, HOUSE, ADA	4/21/15
0	ISSUED FOR APPROVAL	4/1/15

OVERALL SITE PLAN
TAX MAP 8 – LOT 24

OWNER:
MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862

PROPERTY LOCATED AT:
52 LAFAYETTE ROAD
TOWN OF NORTH HAMPTON
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 40' SHEET 1 OF 3 JANUARY 2015

FB 274, PG 10 2371

D-39030 sheet 1 of 3

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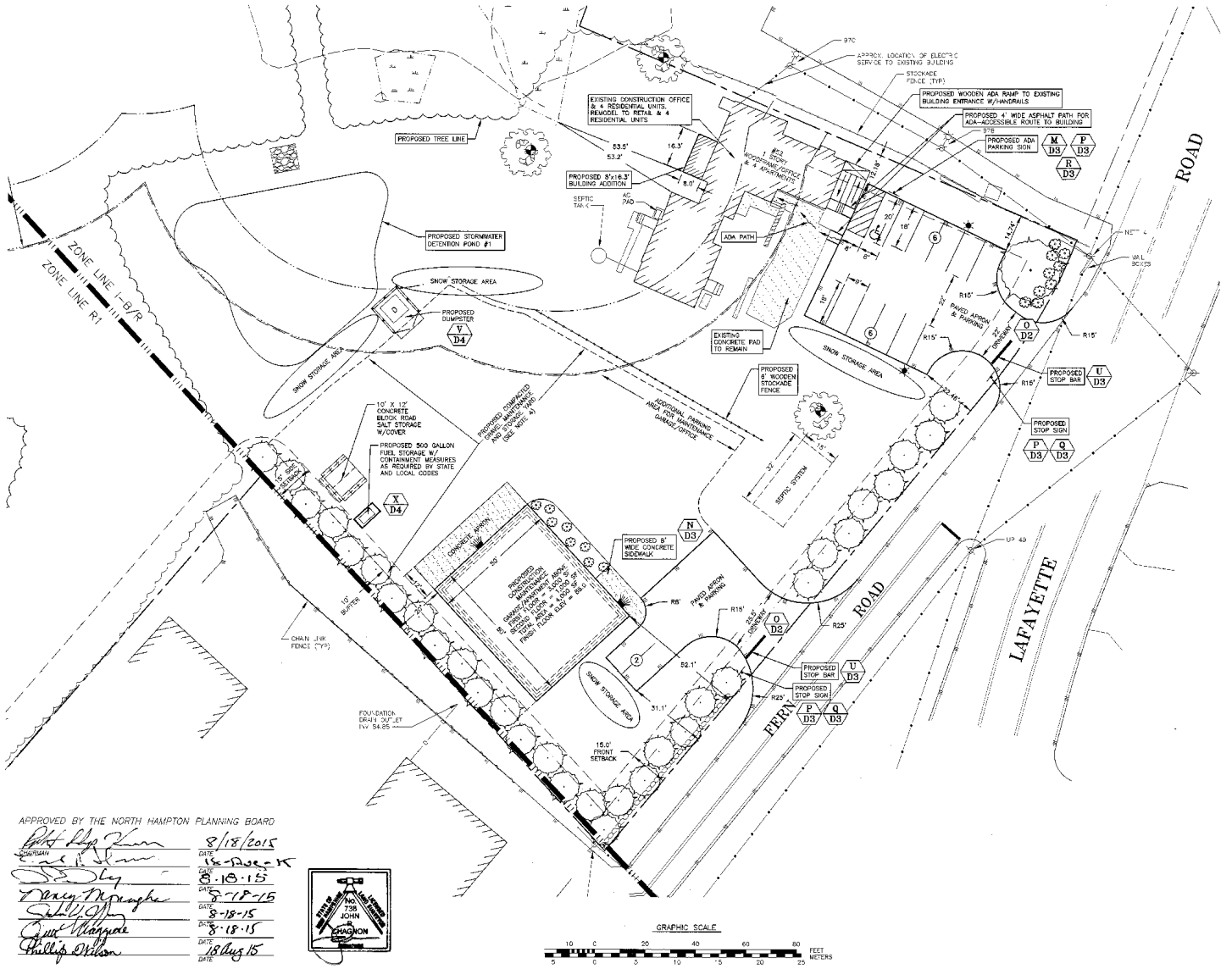
ZONE LINE I-B/R
ZONE LINE R1
PROPOSED TREE LINE
EXISTING CONSTRUCTION OFFICE & 4 RESIDENTIAL UNITS. REMODEL TO RETAIL & 4 RESIDENTIAL UNITS
PROPOSED 8'x16.3' BUILDING ADDITION
#52 2 STORY WOOD FRAME W/ 4 APARTMENTS
APPROX. LOCATION OF ELECTRIC SERVICE TO EXISTING BUILDING
STOCKADE FENCE (TYP.)
PROPOSED WOODEN ADA RAMP TO EXISTING BUILDING ENTRANCE W/HANDRAILS
PROPOSED 4' WIDE ASPHALT PATH FOR ADA-ACCESSIBLE ROUTE TO BUILDING
PROPOSED ADA PARKING SIGN
SEPTIC TANK
AC PAD
ADA PATH
PROPOSED STORMWATER DETENTION POND #1
SNOW STORAGE AREA
PROPOSED DUMPSTER
SNOW STORAGE AREA
EXISTING CONCRETE PAD TO REMAIN
PROPOSED 6' WOODEN STOCKADE FENCE
PROPOSED COMPACTED GRAVEL SURFACE AND 6" CURB (SEE NOTE 4)
ADDITIONAL PARKING AREA FOR MAINTENANCE GARAGE/OFFICE
10' X 12' CONCRETE BLOCK ROAD SALT STORAGE W/COVER
PROPOSED 500 GALLON FUEL STORAGE W/ CONTAINMENT MEASURES AS REQUIRED BY STATE AND LOCAL CODES
CONCRETE APRON
PROPOSED CONSTRUCTION GARAGE/MAINTENANCE/OFFICE BUILDING BASEMENT FLOOR = 100.5' FINISH FLOOR AREA = 1,500 SF TOTAL AREA = 3,000 SF FINISH FLOOR ELEV = 101.0'
PROPOSED 8' WIDE CONCRETE SIDEWALK
PAVED APRON & PARKING
SEPTIC SYSTEM
10' BUFFER
CHAIN LINK FENCE (TYP.)
FOUNDATION DRAIN OUTLET Inv. 94.25
SNOW STORAGE AREA
16.0' FRONT SETBACK
PROPOSED STOP BAR
PROPOSED STOP SIGN
PAVED APRON & PARKING
DRIVEWAY
PROPOSED STOP BAR
PROPOSED STOP SIGN
LAFAYETTE ROAD
FERRY ROAD
PER DEED TRACT 6
MAGNETIC 5419/495
GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

APPROVED BY THE NORTH HAMPTON PLANNING BOARD

CHAIRMAN	8/18/2015 DATE
	8-18-15 DATE
	8-18-15 DATE
	8-18-15 DATE
	8-18-15 DATE
	18 Aug 15 DATE

STATE OF NEW HAMPSHIRE
NO. 7391
JOHN CHAGNON
LICENSED LAND SURVEYOR

SEE TOWN FILE FOR COMPLETE PLAN SET

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

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4) STORAGE AREA INTENDED FOR THE STORAGE OF CONSTRUCTION VEHICLES, EQUIPMENT AND MATERIALS. ALL STORAGE SHALL COMPLY WITH TOWN OF NORTH HAMPTON ORDINANCES. ANY PROPOSED NON-CONFORMING USES SHALL REQUIRE A VARIANCE AS NEEDED.

PARKING REQUIREMENTS:

DWELLING UNITS (2 SPACES/UNIT): 6 UNITS = 12 SPACES
RETAIL (1 SPACE/300 SF): 321 SF = 2 SPACES
OFFICES (1 SPACE/300 SF) 1,000 SF= 4 SPACES
INDUSTRIAL (1 SPACE/800 SF) 2,000 SF= 3 SPACES
TOTAL SPACES REQUIRED = 21 SPACES
TOTAL SPACES PROVIDED = 21+ SPACES*
ADA PARKING REQUIRED = 1 SPACE
ADA PARKING PROVIDED = 1 SPACE
(*ADDITIONAL PARKING AREA PROVIDED IN PROPOSED CONTRACTOR STORAGE YARD NOT STRIPED)
MIN. PARKING SPACE SIZE REQUIRED = 9'x18'
PARKING SPACE SIZE PROVIDED = 9'x18'
(ADA PARKING SPACE = 9'x20' + 8' ACCESS SPACE)
DRIVE AISLE WIDTH REQUIRED = 22'
DRIVE AISLE WIDTH PROVIDED = 22'

SITE COVERAGE:

PERMEABLE COVERAGE (EXISTING) = 98.7%
IMPERMEABLE COVERAGE (EXISTING) = 1.3%

PERMEABLE COVERAGE (PROPOSED) = 92.1%
IMPERMEABLE COVERAGE (PROPOSED) = 7.9%

MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

NO.	DESCRIPTION	DATE
4	DUMPSTER, SALT STORAGE, FUEL STORAGE	5/22/15
3	BLDG LOCATION; NOTES; STOP BAR; ADA	4/21/15
2	FENCE; ADDITION; SHEET TITLE; NOTES	4/1/15
1	ISSUED FOR APPROVAL	3/12/15
0	ISSUED FOR COMMENT	2/23/15

REVISIONS

EAST SIDE SITE PLAN
TAX MAP 8 – LOT 24

OWNER:
MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862

PROPERTY LOCATED AT:
52 LAFAYETTE ROAD
TOWN OF NORTH HAMPTON
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 2 OF 3 JANUARY 2015

FB 274, PG 10 2371

D-39030 sheet 2 of 3

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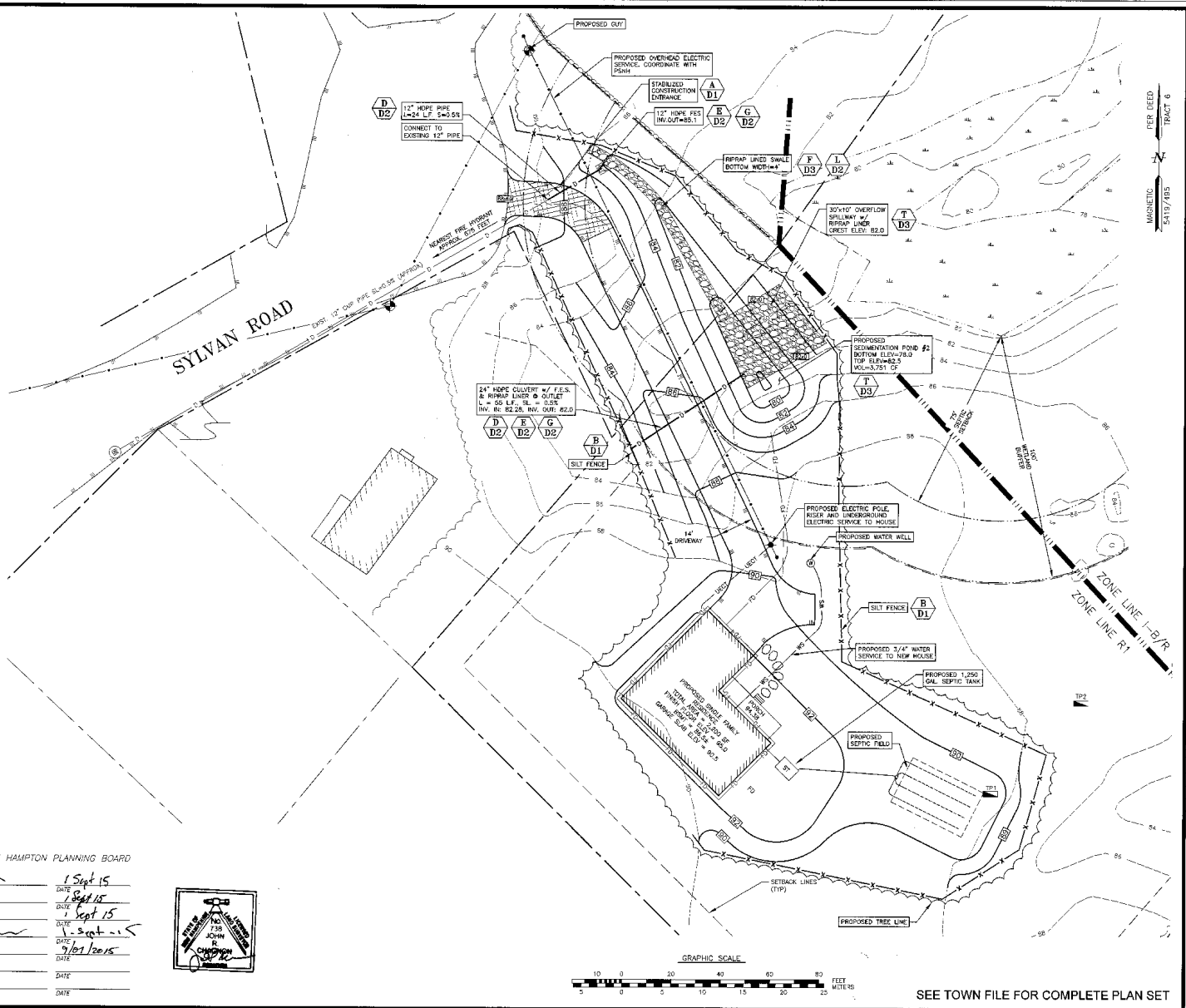
PROPOSED GUY
PROPOSED OVERHEAD ELECTRIC SERVICE, COORDINATE WITH PSNH
STABILIZED CONSTRUCTION ENTRANCE
12" HDPE PIPE L=24 LF, S=0.5%
CONNECT TO EXISTING 12" PIPE
12" HDPE FES INV.OUT=85.1
RIPRAP LINED SWALE BOTTOM WIDTH=4'
30'x10' OVERFLOW SPILLWAY w/ RIPRAP LINER CREST ELEV. 82.0
PROPOSED SEDIMENTATION POND #2 BOTTOM ELEV=78.0 TOP ELEV=82.5 VOL=3,751 CF
24" HDPE CULVERT w/ F.E.S. & RIPRAP LINER @ OUTLET L = 55 LF, SL. = 0.5% INV. IN: 82.28, INV. OUT: 82.0
SILT FENCE
PROPOSED ELECTRIC POLE, RISER AND UNDERGROUND ELECTRIC SERVICE TO HOUSE
PROPOSED WATER WELL
14' DRIVEWAY
SILT FENCE
PROPOSED 3/4" WATER SERVICE TO NEW HOUSE
PROPOSED 1,250 GAL. SEPTIC TANK
PROPOSED SEPTIC FIELD
PROPOSED SINGLE FAMILY TOWN HOUSE W/ 2 CAR GARAGE FFE=92.5 BSMT=82.5 GARAGE SLAB ELEV.=92.5
SETBACK LINES (TYP)
PROPOSED TREE LINE
SYLVAN ROAD
NEAREST FIRE HYDRANT APPROX. 875 FEET
EXIST. 12" CMP PIPE SLOPE 3% (APPROX.)
75' BUFFER SETBACK
100' WETLAND BUFFER SETBACK
ZONE LINE I-B/R
ZONE LINE R1
PER DEED TRACT 6
MAGNETIC
5419/495
TP1
TP2
GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

SEE TOWN FILE FOR COMPLETE PLAN SET

APPROVED BY THE NORTH HAMPTON PLANNING BOARD

CHAIRMAN	DATE 1 Sept 15
	DATE 1 Sept 15
	DATE 1 Sept 15
	DATE 9/01/2015
	DATE
	DATE

AMBIT ENGINEERING, INC.
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MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

NO.	DESCRIPTION	DATE
	REVISIONS	
2	REV. CULVERT ELEVATION	5/22/15
1	HOUSE; SEPTIC; WELL; DRAINAGE POND	4/21/15
0	ISSUED FOR COMMENT	4/1/15

WEST SIDE SITE PLAN
TAX MAP 8 – LOT 24

OWNER:
MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
NORTH HAMPTON, N.H. 03862

PROPERTY LOCATED AT:
52 LAFAYETTE ROAD
TOWN OF NORTH HAMPTON
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 3 OF 3 JANUARY 2015

FB 274, PG 10 2371

D-39030 sheet 3 of 3

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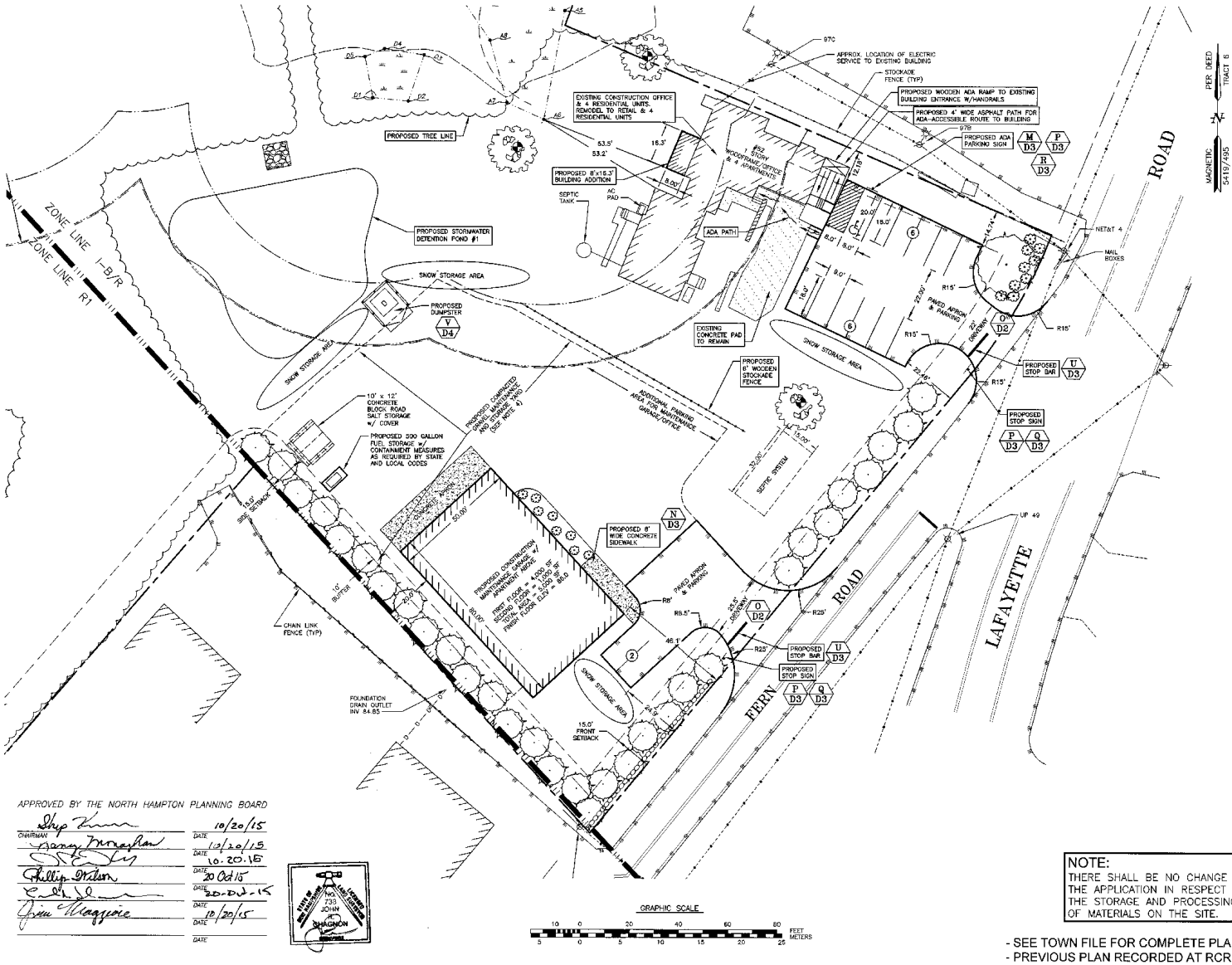
ZONE LINE I-B/R
ZONE LINE R1
PROPOSED TREE LINE
EXISTING CONSTRUCTION OFFICE & 4 RESIDENTIAL UNITS. REMODEL TO RETAIL & 4 RESIDENTIAL UNITS
PROPOSED 8'x16.3' BUILDING ADDITION
SEPTIC TANK
AC PAD
PROPOSED STORMWATER DETENTION POND #1
SNOW STORAGE AREA
PROPOSED DUMPSTER
EXISTING CONCRETE PAD TO REMAIN
ADA PATH
APPROX. LOCATION OF ELECTRIC SERVICE TO EXISTING BUILDING
STOCKADE FENCE (TYP)
PROPOSED WOODEN ADA RAMP TO EXISTING BUILDING ENTRANCE W/HANDRAILS
PROPOSED 4' WIDE ASPHALT PATH FOR ADA-ACCESSIBLE ROUTE TO BUILDING
PROPOSED ADA PARKING SIGN
#52 STORY WOODFRAME OFFICE & 4 APARTMENTS
PROPOSED 6' WOODEN STOCKADE FENCE
ADDITIONAL PARKING AREA FOR MAINTENANCE GARAGE/OFFICE
10' x 12' CONCRETE BLOCK ROAD SALT STORAGE w/ COVER
PROPOSED 500 GALLON FUEL STORAGE w/ CONTAINMENT MEASURES AS REQUIRED BY STATE AND LOCAL CODES
PROPOSED COMPLETED OFFICE, MAINTENANCE AND STORAGE YARD (SEE NOTE 4)
PROPOSED CONSTRUCTION MAINTENANCE GARAGE w/ APARTMENT ABOVE
FIRST FLOOR = 4,000 SF
SECOND FLOOR = 3,000 SF
TOTAL = 7,000 SF
FIRST FLOOR ELEV = 90.0
SIDE SETBACK
10' BUFFER
CHAIN LINK FENCE (TYP)
FOUNDATION DRAIN OUTLET INV 84.85
PROPOSED 8' WIDE CONCRETE SIDEWALK
PAVED APRON & PARKING
SEPTIC SYSTEM
SNOW STORAGE AREA
15.0' FRONT SETBACK
PROPOSED STOP BAR
PROPOSED STOP SIGN
PROPOSED STOP SIGN
PROPOSED STOP BAR
PROPOSED STOP SIGN
NET&T 4
MAIL BOXES
UP 49
ROAD
FERN ROAD
LAFAYETTE ROAD
PER DEED TRACT 6
MAGNETIC 5419/495
GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

APPROVED BY THE NORTH HAMPTON PLANNING BOARD

CHAIRMAN		DATE 10/20/15
		DATE 10/20/15
		DATE 10.20.15
		DATE 20 Oct 15
		DATE 20-Oct-15
		DATE 10/20/15
		DATE

STATE OF NEW HAMPSHIRE — No. 733 — JOHN R. SHAGNON — LICENSED LAND SURVEYOR

NOTE:
THERE SHALL BE NO CHANGE TO THE APPLICATION IN RESPECT TO THE STORAGE AND PROCESSING OF MATERIALS ON THE SITE.

- SEE TOWN FILE FOR COMPLETE PLAN SET
- PREVIOUS PLAN RECORDED AT RCRD D-39030

D-39134

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MIXED USE/WORKFORCE DEVELOPMENT
52 LAFAYETTE ROAD
NORTH HAMPTON, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR RECORDING	10/7/15
0	ISSUED FOR COMMENT	7/27/15

REVISIONS

AMENDED
EAST SIDE SITE PLAN
TAX MAP 8 – LOT 24

OWNER:
MILLIE BAUER, LLC
16 WOODKNOLL DRIVE
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TOWN OF NORTH HAMPTON
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' JULY 2015
FB 274, PG 10 2371